kwiktag® 034 985 746

GIS Tracking Sheet

Case No.: DCI2006-00087

Intake Date: 10/20/06

Project Name: LU Bonita Springs LLC

STRAP Number(s): 33-47-25-B3-00254.0010

Planner Name: Josh P Ext. 38365

LEGAL DESCRIPTION VERIFICATION and **INITIAL GIS MAPPING**

Date: **INTAKE:**

LEGAL SUFFICIENT ☐ YES ☐ NO Initials:

If not, give brief explanation:

MAP UPDATE following **FINAL ACTION**

Date:

☐ Hearing Examiner Decision ☐ Board of County Commissioner's Resolution

☐ Administrative Approval ☐ Blue Sheet

Zoning Notes:

11-21-08

MAP UPDATED ☑YES ☐NO Initials: cj

If not, give brief explanation: ZONE: CPO: 501436

LU BONITA SPRINGS CPD

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

DCI 2006-00087

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Applicant's Legal Checked
by CSJ 10/31/06

EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 33-47-25-B3-00254.0010 and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for planned development zoning. We hereby designate Q. Grady Minor and Associates, P.A. and Pavese, Haverfield, Dalton, Harrison & Jensen, LLP as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to Lee County.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by Lee County.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, Lee County can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The County will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the County may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.

LU/Bonita Springs, LLC, a Florida/Foreign Limited Liability Company
By: A & R Management, Inc., Its Managing Member

Owner

Robert A. Soudan, Sr., President
Printed Name

STATE OF Illinois
COUNTY OF Cook

Sworn to (or affirmed) and subscribed before me this 14 day of Aug., 2006 by Robert A Soudan who is personally known to me or has produced _____ as identification.

Notary Public
Judy Ann Righter
(Name typed, printed or stamped)

OFFICIAL SEAL
JUDY ANN RIGHTER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/20/08

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9585

80

ARROYAL

BEING A SUBDIVISION OF THAT PORTION OF SECTION 33, TP. 47 S. OF RANGE 25 E. LEE. CO. FLA. LYING SOUTH OF THE IMPERIAL RIVER.

SECTION 33 T. 47 S. R. 25 E.
OUTSIDE BOUNDARIES SURVEYED JAN. 1913 BY J. ADAMSON, JR.
5 ACRE LOTS LAID OUT AND STAKED 1913 BY EMPLOYEES
RIVER LOTS & RIVERSIDE DRIVE, MCH. 1916 BY J.A. RAWLSON
J.A. Rawlson

MAGNETIC BEARINGS OF RIVERSIDE DRIVE AND NORTH END OF LOTS 1 TO 32 INCLUSIVE

LOT	
1	S. 76° 50' W.
2	S. 66° 30' W.
3	S. 68° 30' W.
4	S. 69° 25' W.
5	S. 76° W.
6	S. 85° 20' W.
7	S. 78° 30' W.
8	S. 69° 20' W.
9-10	S. 35° 15' W.
11	S. 25° W.
12	S. 23° 00' W.
13	S. 84° 30' W.
14	N. 87° 00' W.
15	S. 79° 20' W.
16-17	S. 24° 20' W.
18	S. 43° 35' W.
19	S. 42° 15' W.
20	S. 42° 30' W.
21-22	S. 42° 30' W.
23	S. 32° W.
24-25-26	S. 49° W.
27	S. 79° 30' W.
28	S. 74° 15' W.
29	N. 89° W.
30	N. 74° W.
31-32	N. 67° 45' W.
33	N. 63° 20' W.
34	N. 63° 15' W.
35	N. 71° 30' W.
34-37-39	N. 76° 35' W.
36-38-40-42	S. 35° 30' W.
44-45	S. 52° 20' W.
46	S. 72° 34' W.
47	N. 79° 15' W.
48-49-50	N. 79° W.
51	N. 66° W.
52	N. 23° 45' W.

Petition to Vacate
Petition No:86-5
Description:Vacation of portion Boston Rd
Date of Approval:08/13/86
CCMB:173 Page:42

Petition to Vacate
Petition No:73-15
Description:Vacation
Date of Approval:01/09/74
CCMB:56 Page:54
OR:1017 Page:1315-1317

Petition to Vacate
Petition No:77-2
Description:Vacation of portion Riverside Dr
Date of Approval:02/23/77
CCMB:74 Page:76

Petition to Vacate
Petition No:82-5
Description:Vacation of portion of Riverside Dr
Date of Approval:08/25/82
CCMB:97 Page:17

Petition to Vacate
Petition No:85-9
Description: Vacation of portion of Riverside Dr
Date of Approval:11/20/85
CCMB:183 Page:12

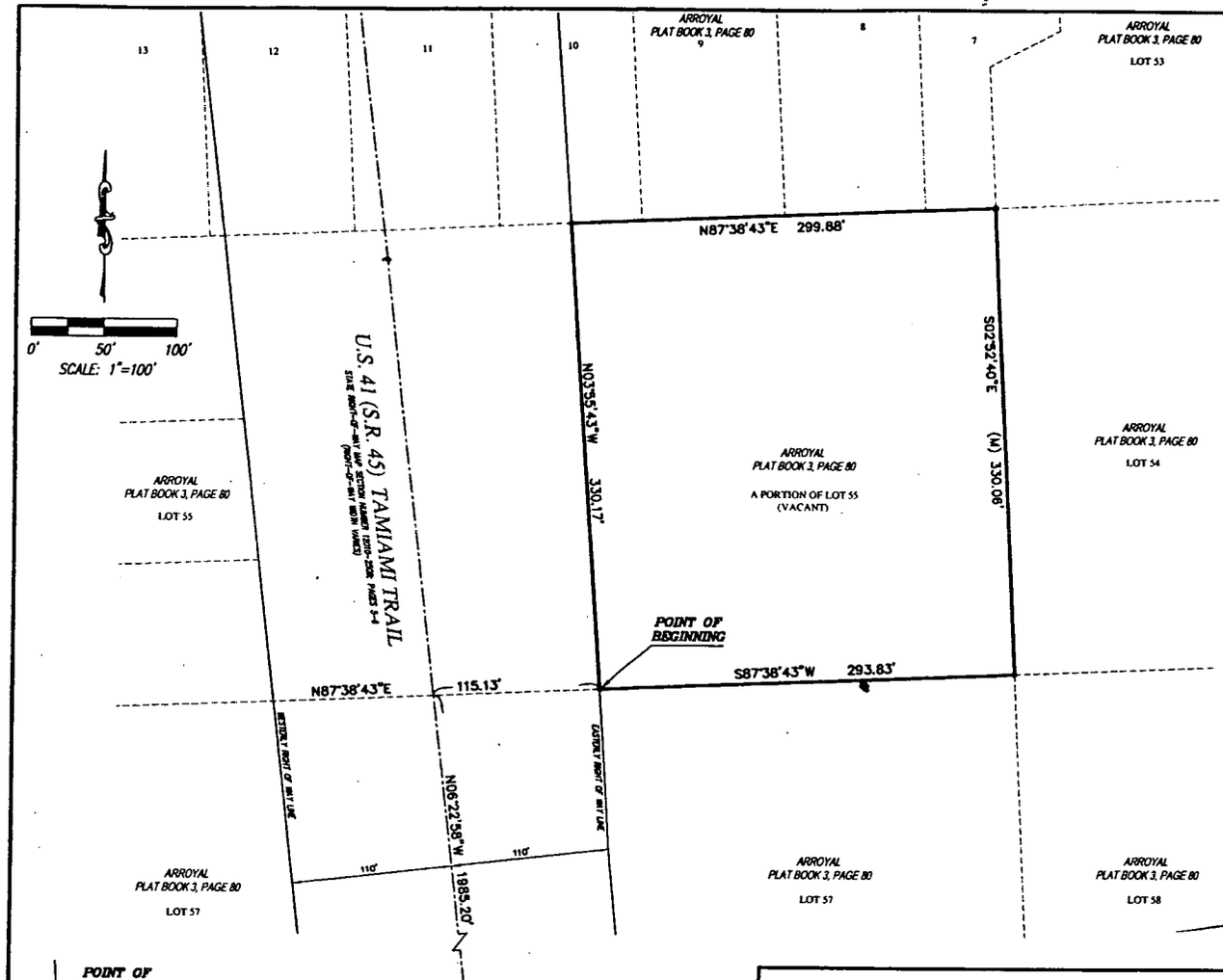
Scale
250 FEET TO 1 INCH.

DCI 2006-00087

IMPERIAL RIVER

RIVERSIDE DRIVE

Benson's Subd-
PLAT BK 9/102



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LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
E.O.P.	EDGE OF PAVEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER

NOTES

1. BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING N 87°38'43" E.
2. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

Q. GRADY MINOR AND ASSOCIATES, P.A.
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

SIGNED 10/5/2006

JUAN A. ARAQUE P.S.M. #5405 STATE OF FLORIDA

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LEGAL DESCRIPTION & SKETCH

LOCKUP BONITA SPRINGS

SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: OCTOBER, 2006 | DRAWING: C-3196

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 08-19

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REZONING REQUEST FOR LU BONITA SPRINGS, LLC TO REZONE APPROXIMATELY 2.2 +/- ACRES FROM AGRICULTURE (AG-2) TO COMMERCIAL PLANNED DEVELOPMENT (CPD); LOCATED AT 27661 S. TAMIAMI TRAIL, BONITA SPRINGS, FLORIDA; ON 2.2 +/- ACRES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, LU Bonita Springs, LLC in reference to LU Bonita Springs CPD, has filed an application for rezoning approximately 2.2 +/- acres from Agriculture (AG-2) to Commercial Planned Development (CPD) to permit a maximum of 110,000 square-feet of commercial uses, including but not limited to mini-warehouse and boat storage. Maximum proposed height of 55-feet.

WHEREAS, the subject property is located at 27661 S. Tamiami Trail, Bonita Springs, Florida, and is described more particularly as:

"See Attachments"

WHEREAS, a Public Hearing was advertised and heard on August 1, 2008 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case DCI 2006-00087 who gave full consideration to the evidence available and recommended approval (4-0); and gave full and complete consideration of the record, consisting of the Staff Recommendation, the Zoning Board, the documents on file with the City and the testimony of all interested parties. The July 17, 2008 Staff Report prepared by Lee County Development Services Division and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the request for rezoning from Agriculture (AG-2) to Commercial Planned Development (CPD), with the following conditions and deviations:

Conditions

1. The development of this project must be consistent with the 8-page Master Concept Plan entitled "LU/Bonita Springs CPD," stamped received July 24, 2008, last revised July 2008, except as modified by the conditions below. This development must comply with all requirements of the Bonita Springs LDC at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

a. Schedule of Uses

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT STORAGE, DRY (MAXIMUM 100 SLIPS)
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MINI-WAREHOUSES
OFFICE, GENERAL (See Condition 1)
RETAIL, SPECIALTY Groups I-IV (See Condition 1)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

b. Site Development Regulations

Minimum Lot Width: 300 Feet
Minimum Lot Depth:250 Feet
Minimum Lot Area: 2.2 acres
Street Setback: 25 Feet
Side Setback: 15 Feet
Rear Setback: 10 Feet (See Deviation 2)
Maximum Height:
Retail/Office: 35 Feet
Mini-Storage: 45 Feet
Boat Storage: 55 Feet
Maximum Lot Coverage: 80 Percent
Minimum Open Space: .45 Acres

Environmental

3. Prior to local development order approval, if jurisdictional wetlands are impacted , the applicant must submit the appropriate permits from South Florida Water Management District prior to local development order approval and U.S. Army Corp of Engineers permits prior to land clearing approvals.

4. Prior to local development order approval, the development order plans must delineate a minimum of 0.45 acres as open space.

5. Prior to local development order approval, development order paving, grading, and drainage plans and landscaping for the Master Concept Plan (MCP) or the MCP (Alt-1) must depict the use of

green infrastructure in the stormwater design to soften the transition from the adjacent property to development improvements. Design techniques to include; but no limited to:

- retaining walls may only be used around the dry detention under the boat storage building, along the edge of pavement, and along the exterior of the detention area abutting north property line up to 100 feet from the right of way property line. A retaining wall may not be proposed along the north property line abutting the culvert/bridge structure on the adjacent property to the north

- The north facing side of the retaining wall along the north property line, if proposed, must be covered with fill and sloped from top of wall to natural grade at the property line. The south facing side of the retaining wall along the south property line and west facing side of the retaining wall along the parking, if proposed, must be covered with fill and sloped from top of wall to natural grade at the property line or planted with a hedge completely covering the wall or a combination of these. Proposed retaining walls must be in substantial compliance with cross sections provided on the Master Concept Plan Conceptual Retaining Wall Plan page 8 of 8;

- use of gradually sloping berms and swales to soften the proposed dry detention elevation transition from property line to proposed impervious surfaces along the right of way and northwest corner abutting the culvert/bridge structure;

- the flow of water within and through the contiguous wetlands and swale systems is not impeded by the proposed improvements;

- required plantings within the buffers and dry detention must be installed at locations and sizes to shield any proposed retaining walls from view of the right of way;

- Detention areas and slopes of swales planted with 100% native, salt tolerant groundcover, shrubs, and tree species;

Prior to local development order approval, development order plans must provide at minimum cross sections depicting proposed interface between:

- The north property line and impervious surface;

- the culverts/bridge structure and impervious surface in the northwest corner;

- the east property line and impervious surface;

- the south property line and impervious surface.

6. Prior to local development order approval, landscape plans must depict the location of the perimeter planting areas in substantial compliance with Exhibit IV-F Conceptual Landscape and Open Space Plan. In addition, all proposed parking islands must be planted per Land Development Code 3-416(B) perimeter planting standards. All required perimeter planting areas must include suitable canopy trees (minimum 14 feet height) and/or Sabal palms clusters (minimum of 3 palms per cluster and planted in staggered heights a minimum 10-20 feet clear truck (c.t.) varying height, spaced at a maximum of 4 feet on center) to soften the height of buildings. Perimeter planting trees may be use to meet general tree requirement.

Traffic

7. Relocation of the proposed project's US 41 access point at 345.4' (from the centerline of the park entrance to the north to the centerline of the proposed project driveway) subject to FDOT approval and any additional FDOT acceptable connection separation requirements.

8. Prior to local development order approval, a cross access easement to the adjacent property, to the south, must be recorded in order to accommodate a shared driveway and interconnection between the two properties.

9. The PM Peak Hour trip cap not to exceed 100 trips. The current PM Peak Hour Traffic for the more intense of the two development parameters indicate 71 PM Pk Hr trip for 15,000 Sq Ft Shopping Center (LUC 820) and 10,000 Sq Ft of General Office (LUC 710) per the applicant's July 3, 2007 TIS.

Additional Conditions

10. The buffer along the eastern property line must be consistent with Conceptual and Landscape and Open Space Plan attached as sheet 6 of the Master Concept Plan referred to in Condition 1.

11. Overhead doors are not permitted on the western building elevation.

12. The proposed boat storage facility shall be designed in a similar architectural style and color scheme as the primary indoor self storage facility. In addition to the enhanced landscape buffer provided along the eastern property line, the eastern building façade of the proposed

boat storage building must be designed in a manner to reduce the overall massing.

The eastern building façade must incorporate a minimum of two of the following architectural elements:

a. Façade relief utilizing vertical projections or recesses
b. Horizontal or vertical architectural banding
c. Decorative architectural treatments such as shutters, trellis, applied medallions, spandrel glass or glazing
d. Applied roof edge elements

13. The dry boat storage must contain of boats stored on their trailers. A maximum of 100 dry boat slips are permitted. Boats must be stored on their trailers.

14. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC Section 34-2174(a), except as approved by Deviation 2.

15. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Bonita Springs LDC may be required to obtain a local development order.

16. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Bonita Springs Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

17. Storage of hazardous materials must comply will be required to comply with all state, federal and local laws.

Deviations

1. Deviation one is approved, granting relief from Section 3-416(B) and LDC Section 3-607(B)(5)(a)vi. or (b)ii., which requires building perimeter landscape plantings equal to 10-percent and 15-percent of the building footprint abutting all sides of the building, to allow a portion of the required plant material on the north, west and south sides of the self storage and boat storage buildings to be displaced as shown on the conceptual landscape and open space plan and where building

ingress and egress points prohibit landscape material installation the total perimeter planting area provided shall equal 15% of the building footprint. This deviation is applicable only for the indoor self storage or boat storage facility uses.

2. Deviation two is approved, granting relief from Sections 34-935(b)(1)b and 34-935(b)(1)e which provide for minimum building setbacks from property boundaries to allow a 10-foot setback from the eastern property line.

3. Deviation three is approved, granting relief from Section 34-2020(3)(g) which requires mini-warehouses to provide one parking space per 25 storage units to allow provision of one parking space per 100 storage units.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of planned development rezonings, Bonita Springs City Council makes the following findings and conclusions:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Bonita Springs Comprehensive Plan, the Land Development Code, and other applicable codes and regulations.

2. The requested zoning, as conditioned:

   a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b) is consistent with the densities, intensities and general uses set forth in Policies 1.1.14, 1.1.22, .14.2, and Objective 1.11 of the Bonita Springs Comprehensive Plan;

   c) is compatible with existing or planned uses in the surrounding area; and

   d) will not adversely affect environmentally critical areas or natural resources.

3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.

4. Urban services, as defined in the Bonita Springs Comprehensive Plan,

are available and adequate to serve the proposed land use.

5. The proposed use or mix of uses is appropriate at the subject location.

6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.

7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

8. The deviations granted, as conditioned:

   a) enhance the objectives of the planned development; and

   b) preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

SECTION TWO: EFFECTIVE DATE

This ordinance shall take effect thirty (30) days from the date of adoption.

DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 22nd day of September, 2008.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote:

Ferreira	Aye	Nelson	Aye
Lonkart	Aye	Simons	Nay
McCourt	Aye	Spear	Aye
Martin	Aye		

Date filed with City Clerk: 9-23-08

LU BONITA SPRINGS CPD

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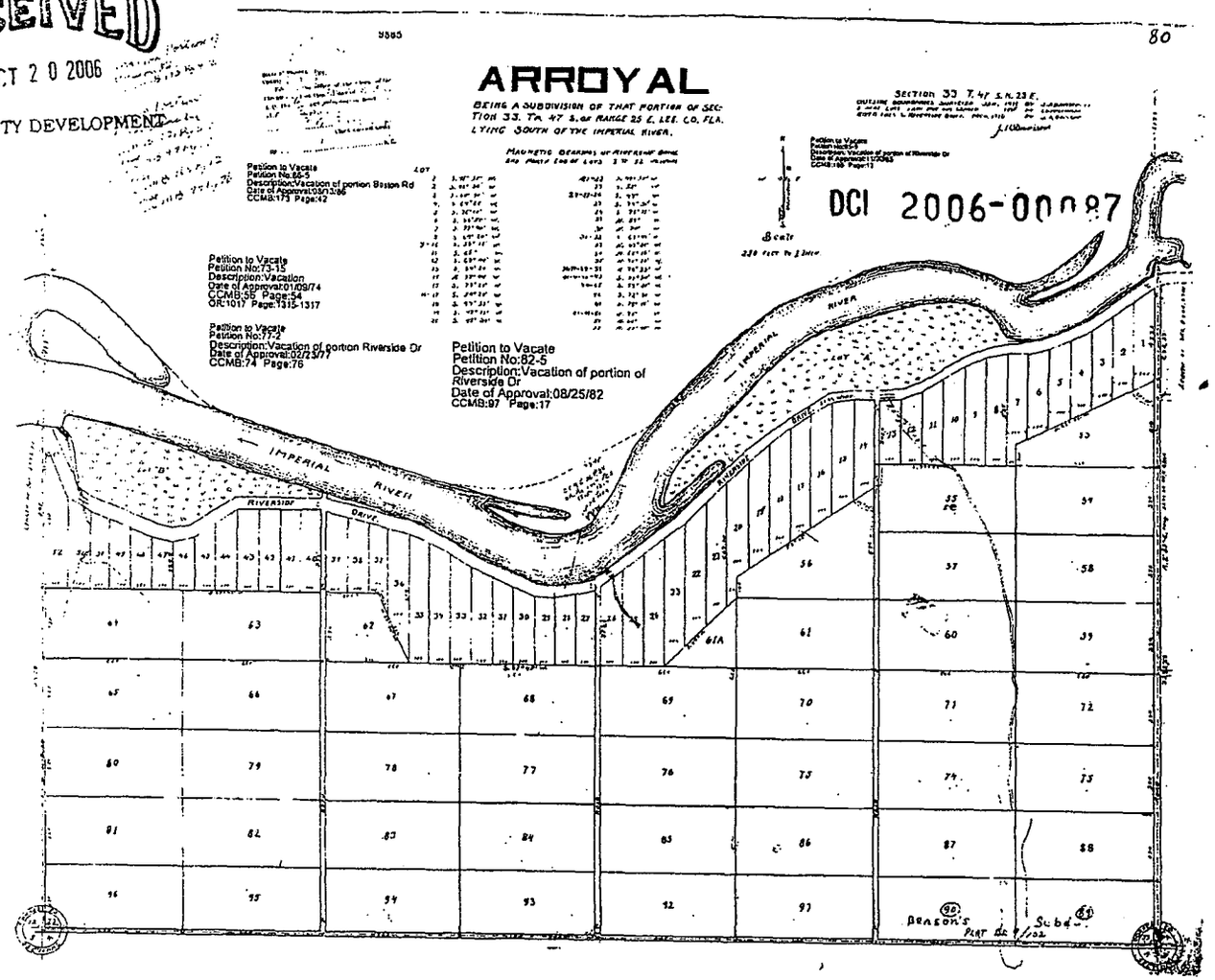

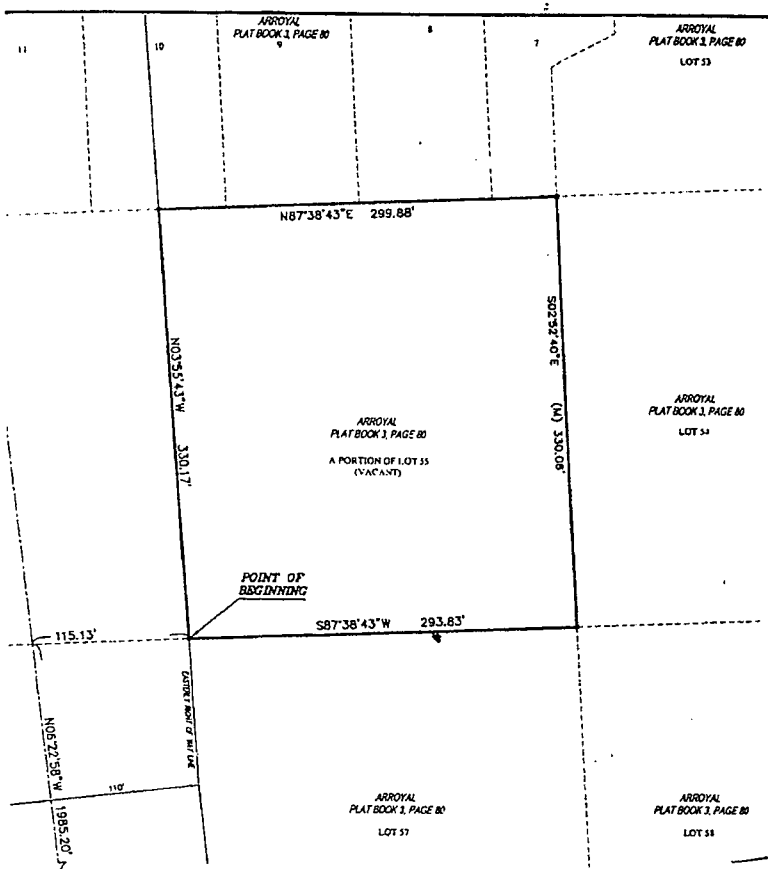

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Q. GRADY MINOR AND ASSOCIATES, P.A.
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

SIGNED 10/5/2006

JUAN A. ARAQUE P.S.M. #6405 STATE OF FLORIDA

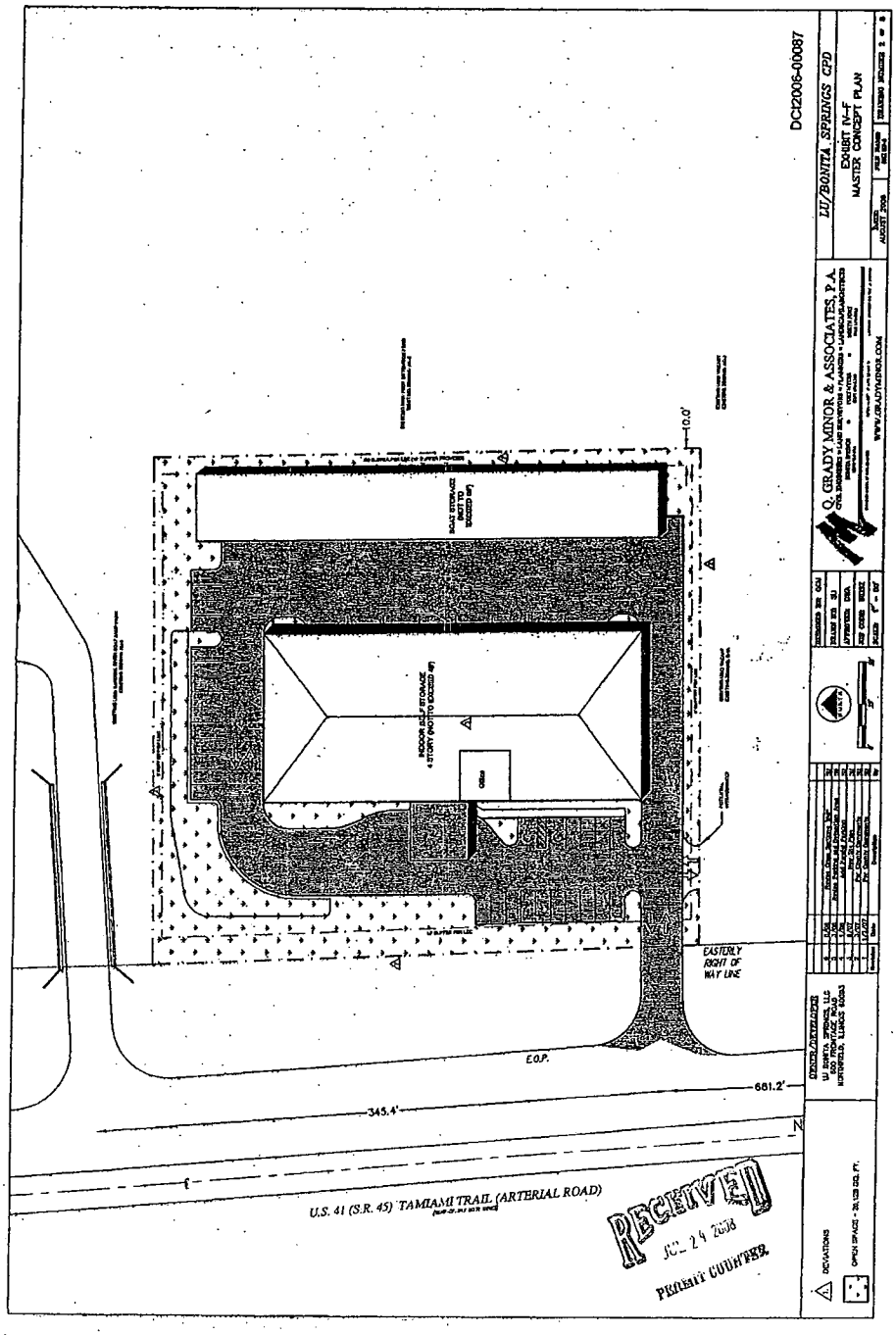
Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5161

LEGAL DESCRIPTION & SKETCH

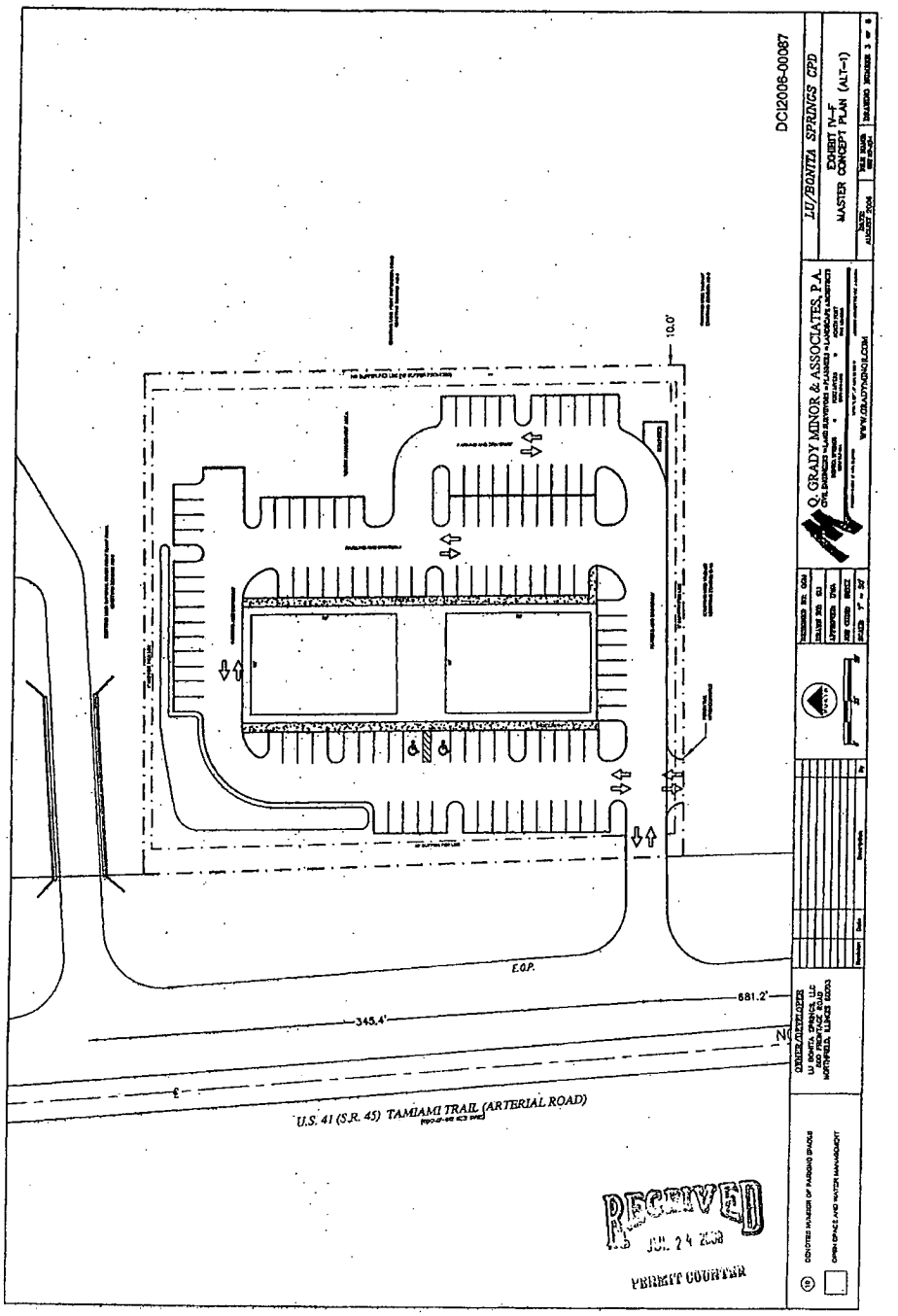
LOCKUP BONITA SPRINGS

SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: OCTOBER, 2006 | DRAWING: C-3196



DCI 2006-00087



DCI 2006-00087

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE, MAXIMUM 100)
MINI-WAREHOUSES (INDOOR SELF STORAGE, MAXIMUM 1,000 STORAGE UNITS)
OFFICE, GENERAL
RETAIL, SPECIALTY (GROUPS I-I)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
STRAP NUMBERS:	01-48-25-B1-00002.0040
ADDRESS:	27881 SOUTH TAMIAMI TRAIL
TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)
OPEN SPACE	
REQUIRED:	0.45± ACRES (20%) 2.25 AC. X 20% = 0.43 ACRES
PROVIDED:	0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)	

DEVELOPMENT STANDARDS

MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET (BOAT STORAGE), 45 FEET MINI WAREHOUSE (INDOOR SELF STORAGE), 35 FEET OFFICE OR RETAIL
MAXIMUM LOT COVERAGE:	80%
MAXIMUM BUILDING AREA:	
INDOOR STORAGE / BOAT STORAGE	100,000 SQUARE FEET INDOOR SELF STORAGE AND 100 DRY BOAT STORAGE SPACES OR
OFFICE / RETAIL	25,000 SQUARE FEET*

*LIMITED TO A MAXIMUM OF 15,000 SQUARE FEET OF RETAIL

SETBACKS

	PROPOSED
NORTH	20'
SOUTH	25'
EAST	10'
WEST	25'

RECEIVED
JUL 24 2008

PERMIT COUNTER

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO FIFTEEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW A PORTION OF THE REQUIRED PLANT MATERIAL ON THE NORTH, WEST AND SOUTH SIDES OF THE SELF STORAGE AND BOAT STORAGE BUILDINGS TO BE DISPLACED AS SHOWN ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN, WHERE BUILDING INGRESS AND EGRESS POINTS PROHIBIT LANDSCAPE MATERIAL INSTALLATION THE TOTAL PERIMETER PLANTING AREA PROVIDED SHALL EQUAL 10% OF THE BUILDING FOOTPRINT. THIS DEVIATION IS APPLICABLE ONLY FOR THE INDOOR SELF STORAGE AND BOAT STORAGE FACILITY USES. (PLEASE REFER TO CALCULATION ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN).

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A 10-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 20-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2022(C)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.
2. LEE TRAN ROUTE 160 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.

LEGAL DESCRIPTION:

A PORTION OF LOT 02, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3, PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,493.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 08°22'59" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,886.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 116.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 02°52'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 300.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 256.88 FEET; THENCE RUN SOUTH 02°22'40" EAST FOR A DISTANCE OF 333.08 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 233.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

DCI2006-00087

DCI 2006-00087

OWNER/DEVELOPER
LU/BONITA SPRINGS, LLC
600 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

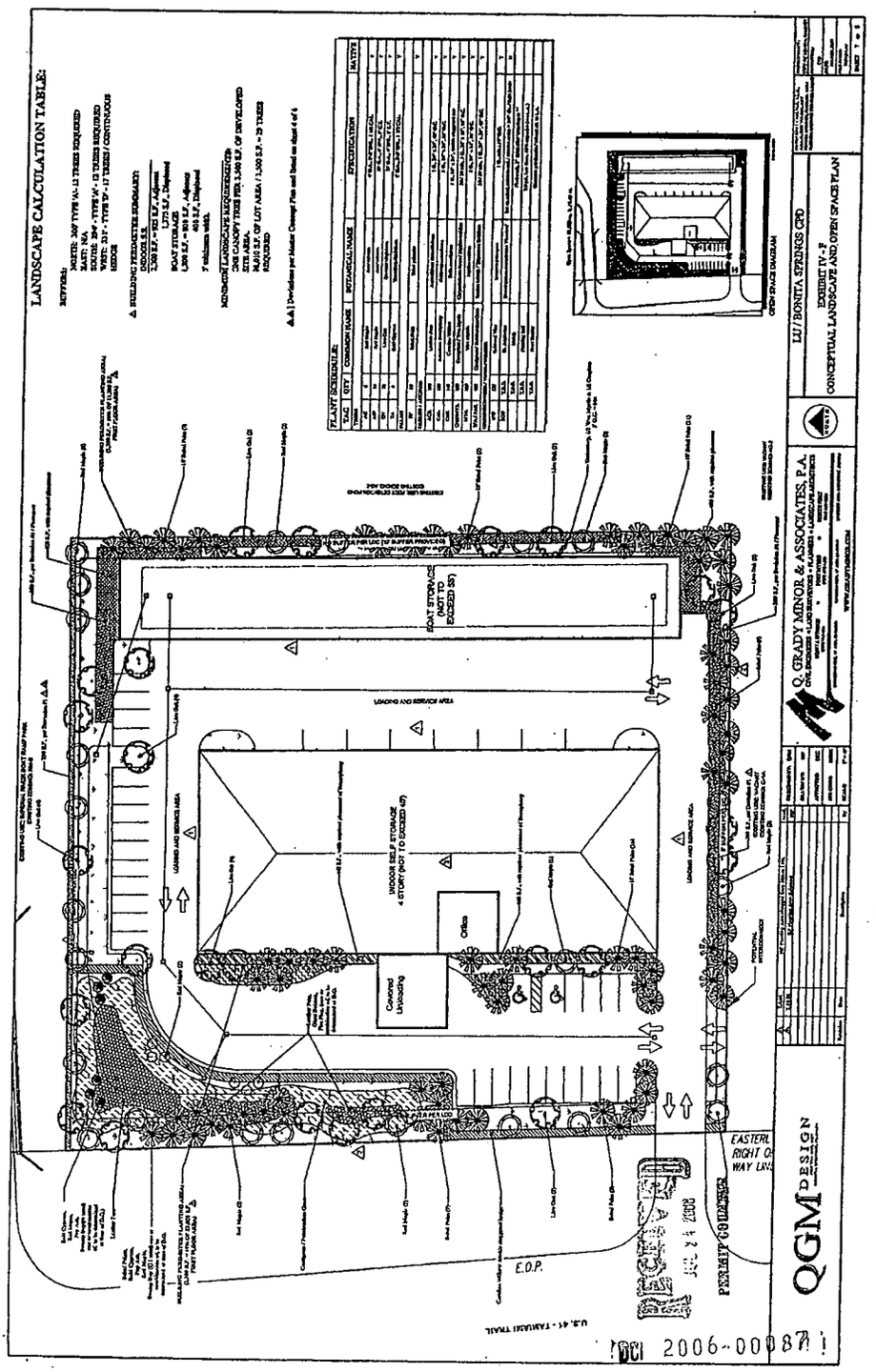
Revision	Date	Description	By
7	7/08	Zoning Correction #1	SU
6	5/08	Zoning Case Numbers Add	SU
5	3/08	Zoning Parcels and Correction Area	SU
4	11/07	Zoning Submittal	SU
3	8/07	Rev. Site Plan	SU
2	3/07	For County Comments	SU
1	1/24/07	For County Comments	SU

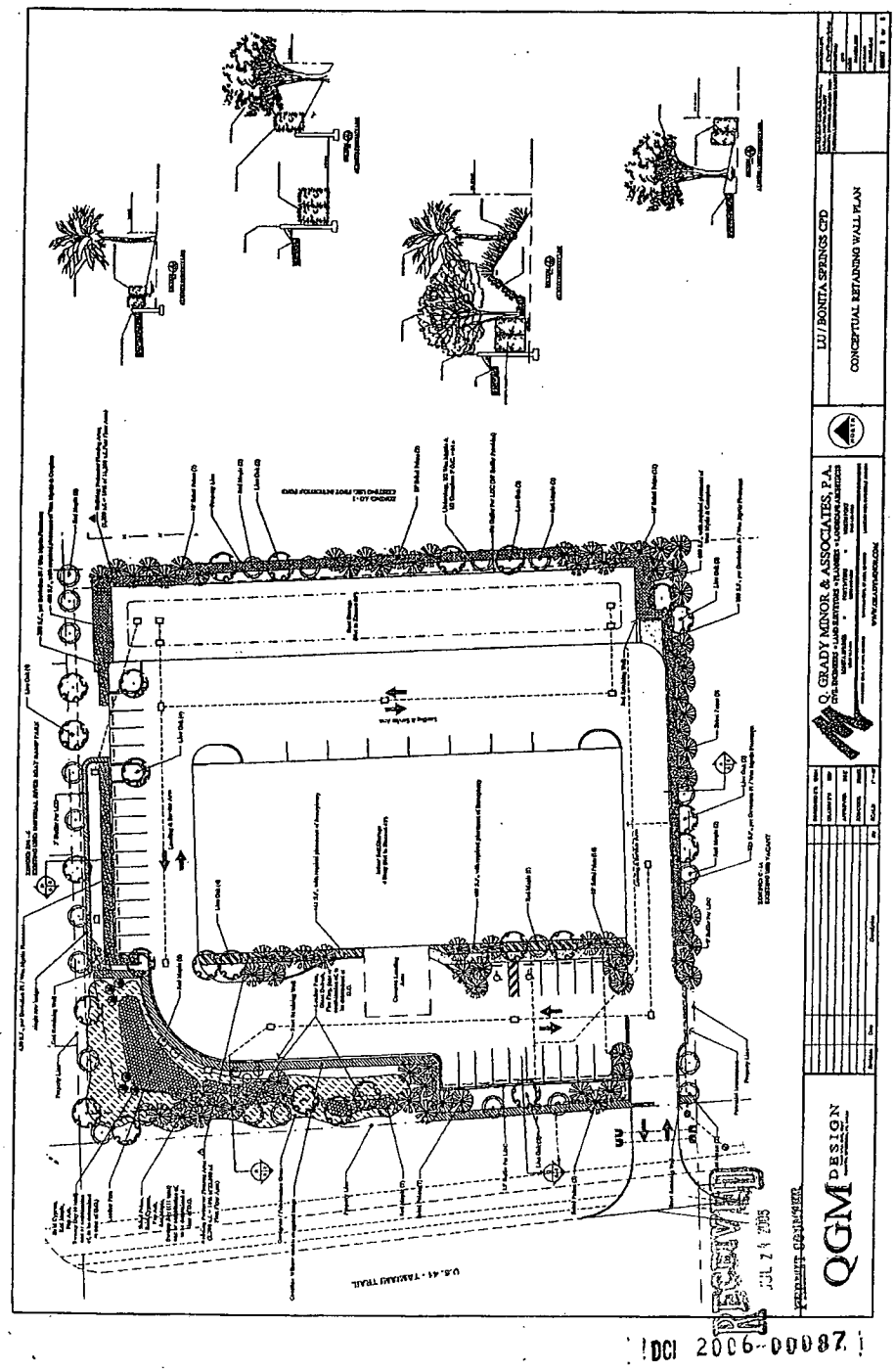
ENGINEER OF RECORD: DGH
DRAWN BY: SU
APPROVED: DNA
JOB CODE: 06222
SCALE: N.T.S.

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD
EXHIBIT IV-F
GENERAL NOTES

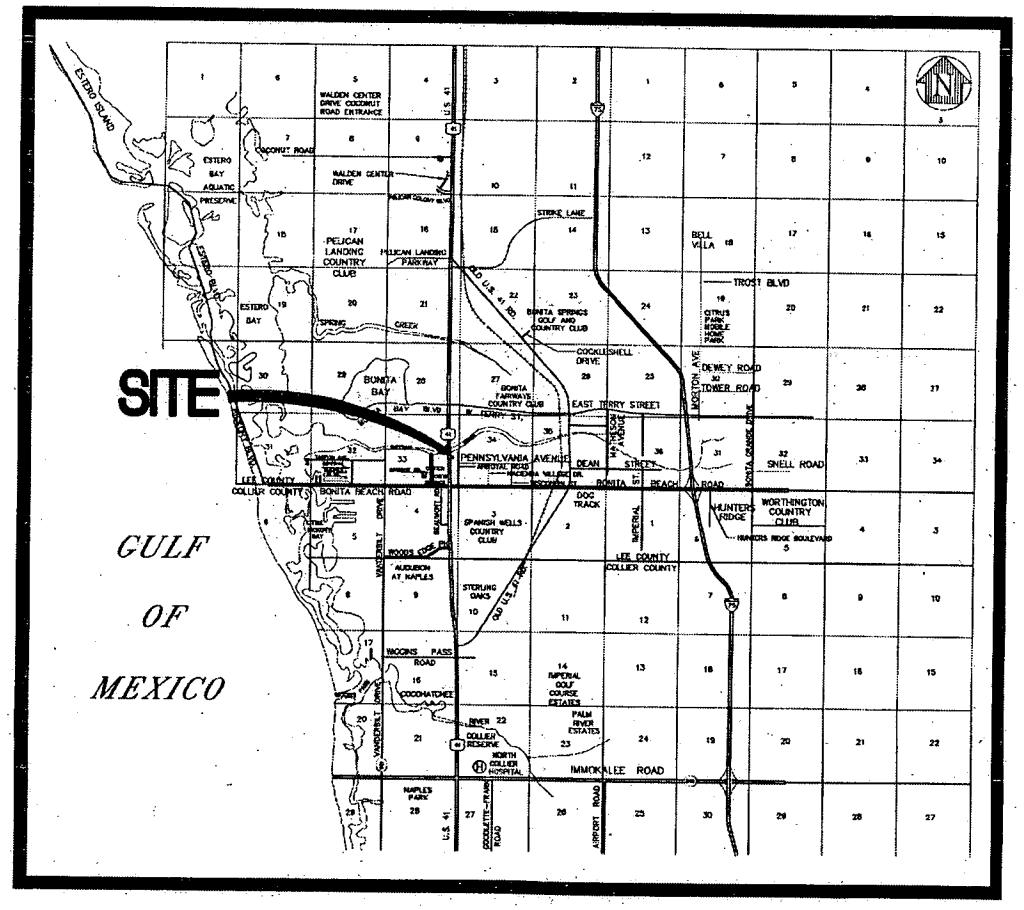
DATE: AUGUST 2008 | FILE NAME: 06222-1 | DRAWING NUMBER: 3 OF 4


LANDSCAPE CALCULATION TABLE:
LU / BONITA SPRINGS CPD
EXHIBIT IV - F
CONCEPTUAL LANDSCAPE AND OPEN SPACES PLAN
Q. GRADY MINOR & ASSOCIATES, P.A.
QGM DESIGN
BOAT STORAGE (NOT TO EXCEED 15')
INDOOR SELF STORAGE 4 STORY (NOT TO EXCEED 45')
Office
General Landscaping
LOADING AND SERVICE AREA
E.O.P.
EASTERL RIGHT O WAY LIN
PERIMETER BUFFER
DCI 2006-00087


LU / BONITA SPRINGS CPD
CONCEPTUAL RETAINING WALL PLAN
Q. GRADY MINOR & ASSOCIATES, P.A.
QGM DESIGN
DCI 2006-00087

LU/BONITA SPRINGS CPD

LOCATED IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



OWNER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWINGS
2.	MASTER CONCEPT PLAN
3.	MASTER CONCEPT PLAN (ALT-1)
4.	CONCEPTUAL SURFACE WATER MANAGEMENT PLAN
5.	GENERAL NOTES
6.	AERIAL
7.	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN
8.	CONCEPTUAL RETAINING WALL PLAN

APPROVED
Master Concept Plan
Site Plan # 20-08-019 Page 1 of 8
Subject to conditions in Ordinance 20-08-019
Case # DCI2006-00087
CITY OF BONITA SPRINGS

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-4200 ■ NORTH PORT (941) 426-1353
WWW.GRADYMINOR.COM

LOCATION MAP

PRINTED
JUL 24 2008
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS

EXHIBIT II-D
DCI2006-00087

DESIGN BY: SJU
DRAWN BY: SJU
APPROVED: DWA
DATE: AUGUST 2006
REVISION DATE: JULY, 2008
FILE NAME: IRBSZ MCP-6
DRAWING NUMBER: 1 OF 8

DCI 2006-00087

PLANNING & ZONING
RECEIVED
JUL 24 2008
PERMIT CENTER

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

5' BUFFER PER LDC

LOADING AND SERVICE AREA

Covered Unloading

INDOOR SELF STORAGE
4 STORY (NOT TO EXCEED 45')

Office

BOAT STORAGE
(NOT TO EXCEED 55')

NO BUFFER PER LDC (10' BUFFER PROVIDED)

15' BUFFER PER LDC

345.4'

U.S. 41 (S.R. 45) TAMIAMI TRAIL (ARTERIAL ROAD)
(RIGHT-OF-WAY WIDTH VARIES)

E.O.P.

EASTERLY RIGHT OF WAY LINE

10.0'

POTENTIAL INTERCONNECT

EXISTING USE: VACANT
EXISTING ZONING: C-1A

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2

EXISTING USE: VACANT
EXISTING ZONING: AG-2

APPROVED
Master Concept Plan
Site Plan # 20-09-019 Page 2 of 8
Subject to conditions in Ordinance 20-08-019
Case # DCI2006-00087
CITY OF BONITA SPRINGS

PRINTED
JUL 24 2008
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS-LAND SURVEYORS

DCI2006-00087

1. DEVIATIONS

OPEN SPACE = 26,126 SQ. FT.

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
7	7/08	Revise Deviation #1	SU
6	5/08	Revise Cross Sections WMP	SU
5	3/08	Revise Parking and Detention Area	SU
4	1/08	Add Parallel Parking	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 10' 20' 40'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: 1RBSZ
SCALE: 1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-0500 ■ NORTH PORT (941) 429-1818
WWW.GRADYMINOR.COM

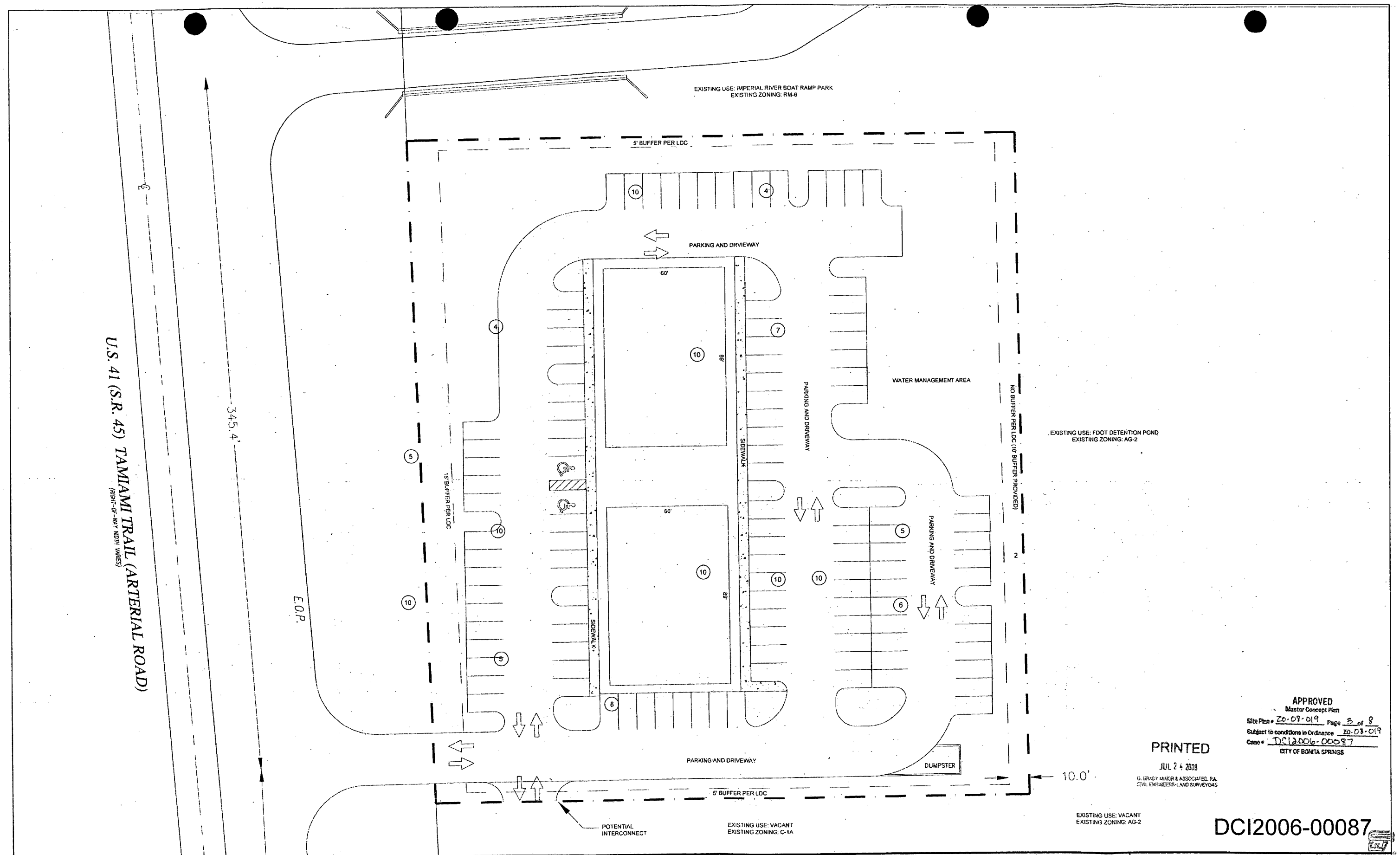
LU/BONITA SPRINGS CPD

EXHIBIT IV-F
MASTER CONCEPT PLAN

DATE: AUGUST 2006
FILE NAME: RBSZ MCP-6
DRAWING NUMBER 2 OF 8

RECEIVED
JUL 24 2008
PLANNING DEPT.

DCI 2006-00087



APPROVED
Master Concept Plan
Site Plan # ZD-09-019 Page 3 of 8
Subject to conditions in Ordinance ZD-09-019
Case # DCI2006-00087
CITY OF BONITA SPRINGS

PRINTED
JUL 24 2009
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CIVIL ENGINEERS • LAND SURVEYORS

DCI2006-00087

(10) DENOTES NUMBER OF PARKING SPACES

OPEN SPACE AND WATER MANAGEMENT

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By

NORTH
0' 10' 20' 40'

DESIGNED BY:	MJD
DRAWN BY:	LJH
APPROVED:	MJD
JOB CODE:	IRBSZ
SCALE:	1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 939-4200 ■ NORTH PORT (941) 423-3628
WWW.GRADYMINOR.COM

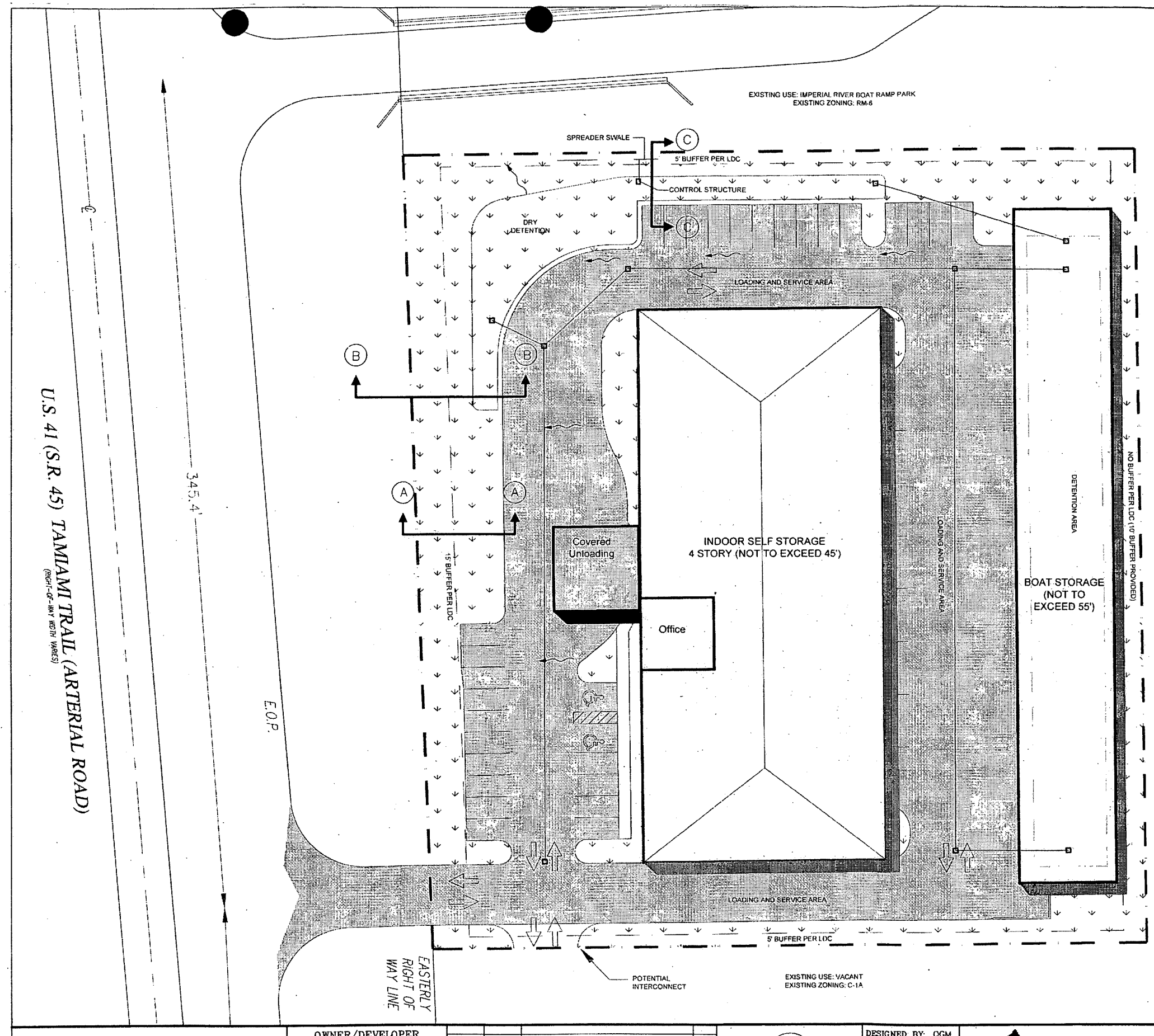
LU/BONITA SPRINGS CPD

EXHIBIT IV-F
MASTER CONCEPT PLAN (ALT. 1)

DATE:	FILE NAME:	DRAWING NUMBER
JULY, 2008	RSZ MCP-ALT-1	3 OF 8

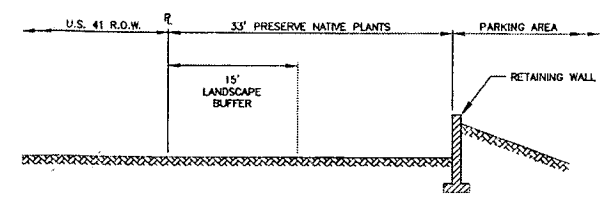
RECEIVED
JUL 27 2009
PERMIT COUNTER

DCI 2006-00087



WATER MANAGEMENT NARRATIVE:

STORMWATER RUNOFF FROM THE DEVELOPED SITE WILL BE COLLECTED AND DIRECTED TO A DRY PRE-TREATMENT AREA. ONCE PRE-TREATMENT/WATER QUALITY VOLUMES ARE ACHIEVED, THE STORMWATER WILL OVERFLOW INTO AN UNDER BUILDING DETENTION AREA. THE UNDER BUILDING DETENTION WILL BE PROVIDED UNDER THE BOAT STORAGE BUILDING ONLY. THE BOAT STORAGE STRUCTURE WILL PROVIDE RACKED BOAT STORAGE AND WILL HAVE NO FLOOR. THE BUILDING WILL BE ACCESSIBLE ALONG THE ENTIRE DRIVEWAY LENGTH (ON THE WEST SIDE OF THE BUILDING ON CURRENT PLAN). OFF-SITE DISCHARGE WILL BE CONTROLLED WITH A DRAINAGE STRUCTURE THAT DISCHARGES TO THE NORTH VIA AN ON-SITE SPREADER SWALE.



SECTION A
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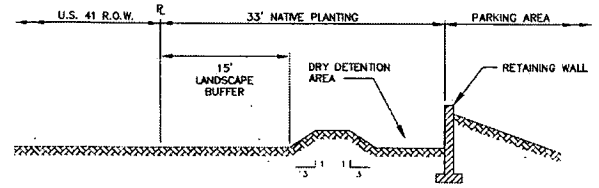

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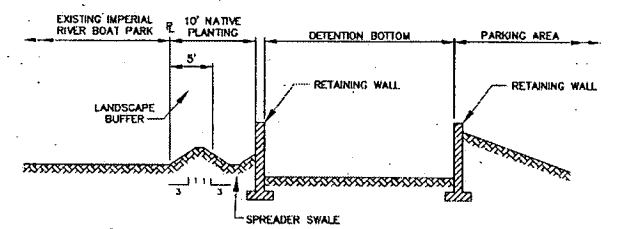

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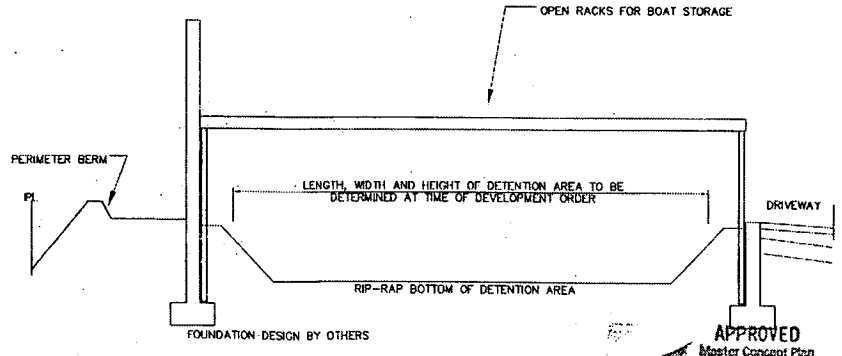

CROSS-SECTION
UNDER BUILDING DETENTION AREA
N.T.S.

APPROVED
Master Concept Plan
Site Plan # ZD-08-019 Page 4 of 8
Subject to conditions in Ordinance ZD-08-019
Case # DCI2006-00087
CITY OF BONITA SPRINGS

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JUL 24 2008
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CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

DCI2006-00087

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC 800 FRONTAGE ROAD NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
6	5/08	Revise Cross Sections WMP	SU
5	3/08	Revise Parking and Detention Area	SU
4	1/08	Add Parallel Parking	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 10' 20' 40'

DESIGNED BY:	CGM
DRAWN BY:	SU
APPROVED:	DWA
JOB CODE:	IRBSZ
SCALE:	1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 656-1220 ■ NORTH PORT (941) 426-5858
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV-1
CONCEPTUAL SURFACE WATER MANAGEMENT PLAN

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBZ WP-6	4 OF 8

RECEIVED
JUL 24 2008
COMMUNITY DEVELOPMENT

DCI 2006-00087

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE, MAXIMUM 100)
MINI-WAREHOUSES (INDOOR SELF STORAGE, MAXIMUM 1,000 STORAGE UNITS)
OFFICE, GENERAL
RETAIL, SPECIALTY (GROUPS 1-4)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
STRAP NUMBERS:	01-48-25-B1-00002.0040
ADDRESS:	27661 SOUTH TAMIAMI TRAIL
TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)
OPEN SPACE	
REQUIRED:	0.45± ACRES (20%) 2.25 AC. X 20% = 0.45 ACRES
PROVIDED:	0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)	

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO FIFTEEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW A PORTION OF THE REQUIRED PLANT MATERIAL ON THE NORTH, WEST AND SOUTH SIDES OF THE SELF STORAGE AND BOAT STORAGE BUILDINGS TO BE DISPLACED AS SHOWN ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN. WHERE BUILDING INGRESS AND EGRESS POINTS PROHIBIT LANDSCAPE MATERIAL INSTALLATION THE TOTAL PERIMETER PLANTING AREA PROVIDED SHALL EQUAL 10% OF THE BUILDING FOOTPRINT. THIS DEVIATION IS APPLICABLE ONLY FOR THE INDOOR SELF STORAGE AND BOAT STORAGE FACILITY USES. (PLEASE REFER TO CALCULATION ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN).

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A 10-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 20-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2020(3)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.
2. LEE TRAN ROUTE 150 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.

DEVELOPMENT STANDARDS

MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET (BOAT STORAGE), 45 FEET MINI WAREHOUSE (INDOOR SELF STORAGE), 35 FEET OFFICE OR RETAIL
MAXIMUM LOT COVERAGE:	80%
MAXIMUM BUILDING AREA:	
INDOOR STORAGE / BOAT STORAGE	100,000 SQUARE FEET INDOOR SELF STORAGE AND 100 DRY BOAT STORAGE SPACES OR
OFFICE / RETAIL	25,000 SQUARE FEET*

*LIMITED TO A MAXIMUM OF 15,000 SQUARE FEET OF RETAIL

SETBACKS

	PROPOSED
NORTH	20'
SOUTH	25'
EAST	10'
WEST	25'

APPROVED
Master Concept Plan
Site Plan # 20-08-019 Page 5 of 8
Subject to conditions in Ordinance 20-08-019
Case # DCI2006-00087
CITY OF BONITA SPRINGS

LEGAL DESCRIPTION:

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

PRINTED
JUL 24 2008
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS

DCI2006-00087

OWNER/DEVELOPER
LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
7	7/08	Revise Deviation #1	SU
6	5/08	Revise Cross Sections WMP	SU
5	3/08	Revise Parking and Detention Area	SU
4	11/07	Revise Deviations	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

DESIGNED BY: OGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: N.T.S.

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 • FORT MYERS (239) 690-4393 • NORTH PORT (941) 426-5858
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV-F
GENERAL NOTES

DATE: AUGUST 2006 | FILE NAME: IRBSZ MCP-6 | DRAWING NUMBER 5 OF 8

RECEIVED
JUL 24 2008
PERMIT COUNTER

DCI 2006-00087

DATE AERIAL FLOWN: JANUARY 2006

OWNER/DEVELOPER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
5	3/08	Revise Parking and Detention Area	SU
4	1/08	Add Parallel Parking	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 10' 20' 40'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 20'

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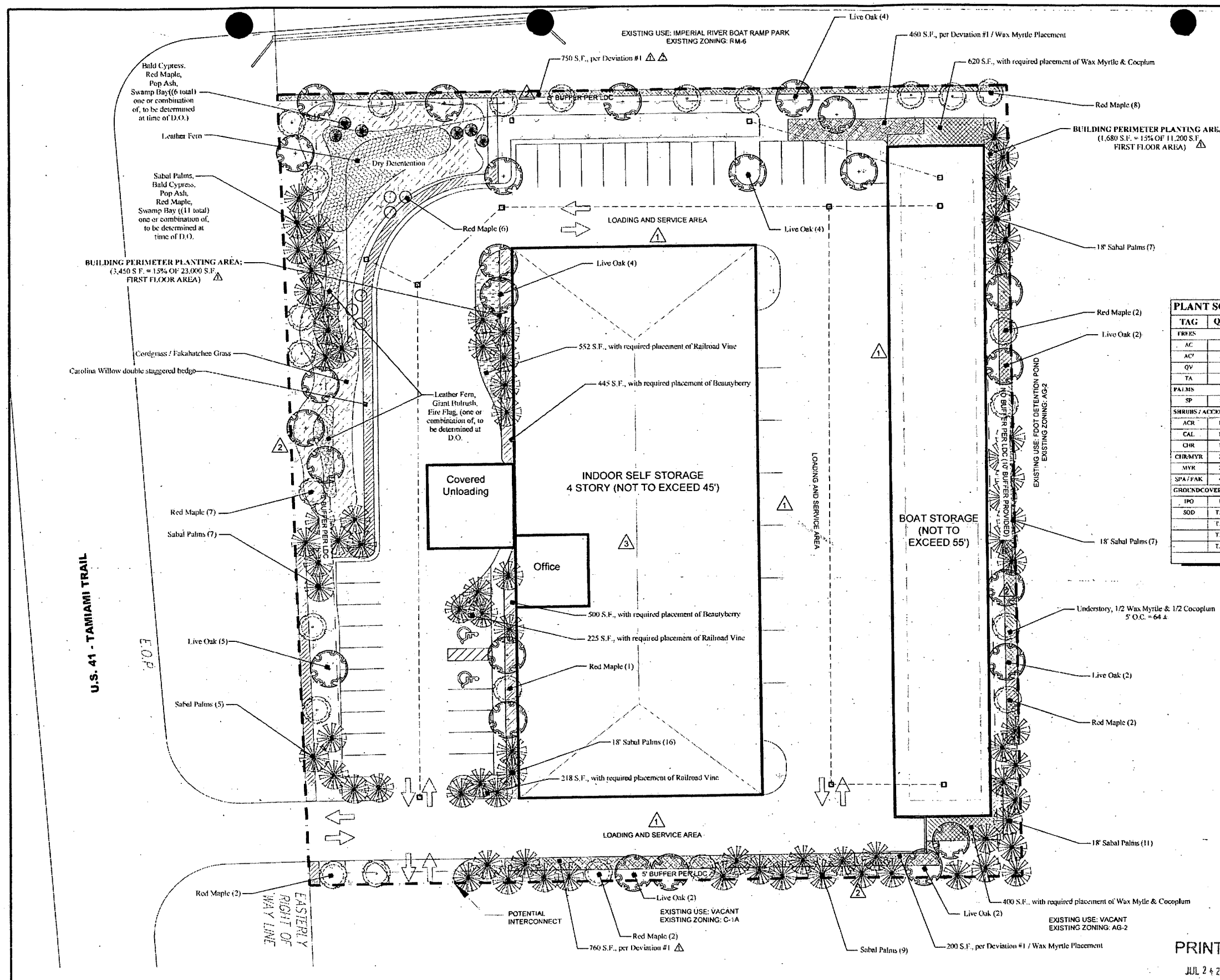
EXHIBIT IV-N
AERIAL

DATE: AUGUST 2006 | FILE NAME: 8882 MCP-6 | DRAWING NUMBER 6 OF 8

JUL 14 2006
PLANNING DIVISION

DCI 2006-00087



LANDSCAPE CALCULATION TABLE:

BUFFERS:

NORTH: **300' TYPE 'A' - 12 Trees Required**
EAST: **N/A**
SOUTH: **294' - TYPE 'A' - 12 Trees Required**
WEST: **331' - TYPE 'D' - 17 Trees / Continuous Hedge**

⚠BUILDING PERIMETER SUMMARY:

INDOOR S.S.
3,450 S.F. = 1,940 S.F., Adjacent
1,510 S.F., Displaced

BOAT STORAGE
1,680 S.F. = 1,020 S.F., Adjacent
660 S.F., Displaced
5' minimum width.

MINIMUM LANDSCAPE REQUIREMENTS:
ONE CANOPY TREE PER 3,500 S.F. OF DEVELOPED SITE AREA.
98,010 s.f. of Lot Area / 3,500 s.f. = 29 Trees Required

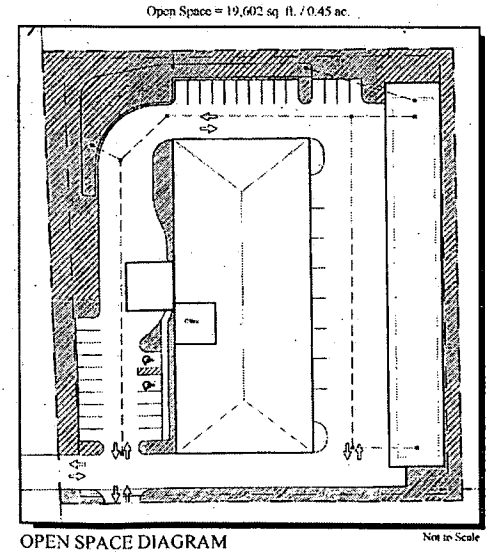
⚠⚠ Deviations per Master Concept Plan and listed on sheet 4 of 6

PLANT SCHEDULE:

TAG	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATION	NATIVE
TREES					
AC	9	Red Maple	Acer rubrum	6' O.A., 3'-5' SPR., 1 1/2 CAL	Y
AC²	24	Red Maple	Acer rubrum	12' O.A., 6' SPR., 9' C.T.	Y
QV	25	Live Oak	Quercus virginiana	12' O.A., 6' SPR., 5' C.T.	Y
TA	6	Bald Cypress	Taxodium distichum	6' O.A., 3'-5' SPR., 1 1/2 CAL.	Y
PALMS					
SP	80	Sabal Palm	Sabal palmetto		Y
SHRUBS / ACCENTS					
ACR	190	Leather Fern	Acrostichum danaeifolium	1 G., 24" x 24", 48" O.C.	Y
CAL	122	American Beautyberry	Callicarpa americana	3 G., 24" x 24", 36" O.C.	Y
CHR	148	Carolina Willow	Salix caroliniana	3 G., 24" x 24", double staggered row	Y
CHR/MYR	203	Cocoplum / Wax Myrtle	Chrysobalanus icaco / Myrica cerifera	50 / 50 mix, 3 G., 24" x 24", 60" O.C.	Y
MYR	280	Wax Myrtle	Myrica cerifera	3 G., 24" x 24", 36" O.C.	Y
SPA / FAK	498	Cordgrass / Fakahatchee Grass	Sarina bakeri / Tripsacum floridana	50 / 50 mix, 1 G., 24" x 24", 48" O.C.	Y
GROUNDCOVERS / VINES / OTHERS					
IPO	128	Railroad Vine	Ipomoea pescaprae	1 G. min.; 36" O.C.	Y
SOD	T.B.D.	St. Augustine	Stenotaphrum secundatum 'Floratam'	Set on raked, suitable soil / remove rocks > 3/4" dia. / tight joints	N
	T.B.D.	Mulch		Flotimach, 3" thick after watering in **	
	T.B.D.	Planting Soil		7.0 pH, low fines, 60% organics (see L.A.)	
	T.B.D.	Root Barrier		Concrete per details / submit alt. to L.A.	

APPROVED
Master Concept Plan
Site Plan # 20-08-019 Page 7 of 8
Subject to conditions in Ordinance 20-08-019
Case # DCI2006-00087
CITY OF BONITA SPRINGS

Open Space = 19,602 sq. ft. / 0.45 ac.



OPEN SPACE DIAGRAM — Not to Scale

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JUL 24 2008
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CIVIL ENGINEERS • LAND SURVEYORS

Revision	Date	Description	By
⚠	07.08.08	BP Planting Area changed from 10% to 15%	MML
⚠	07.10.08	BP Planting Area Relocated	ESP

DESIGNED BY: QGM
DRAWN BY: ESP
APPROVED: DKC
JOB CODE: IRISZ
SCALE: 1" = 20'

QGM DESIGN
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

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ENGINEERING DEPT. OF AUTH. EB 3653 | SURVEYING DEPT. OF AUTH. LB 3591 | LANDSCAPE ARCH. BUSINESS # 2666766
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NORTH

LU / BONITA SPRINGS CPD

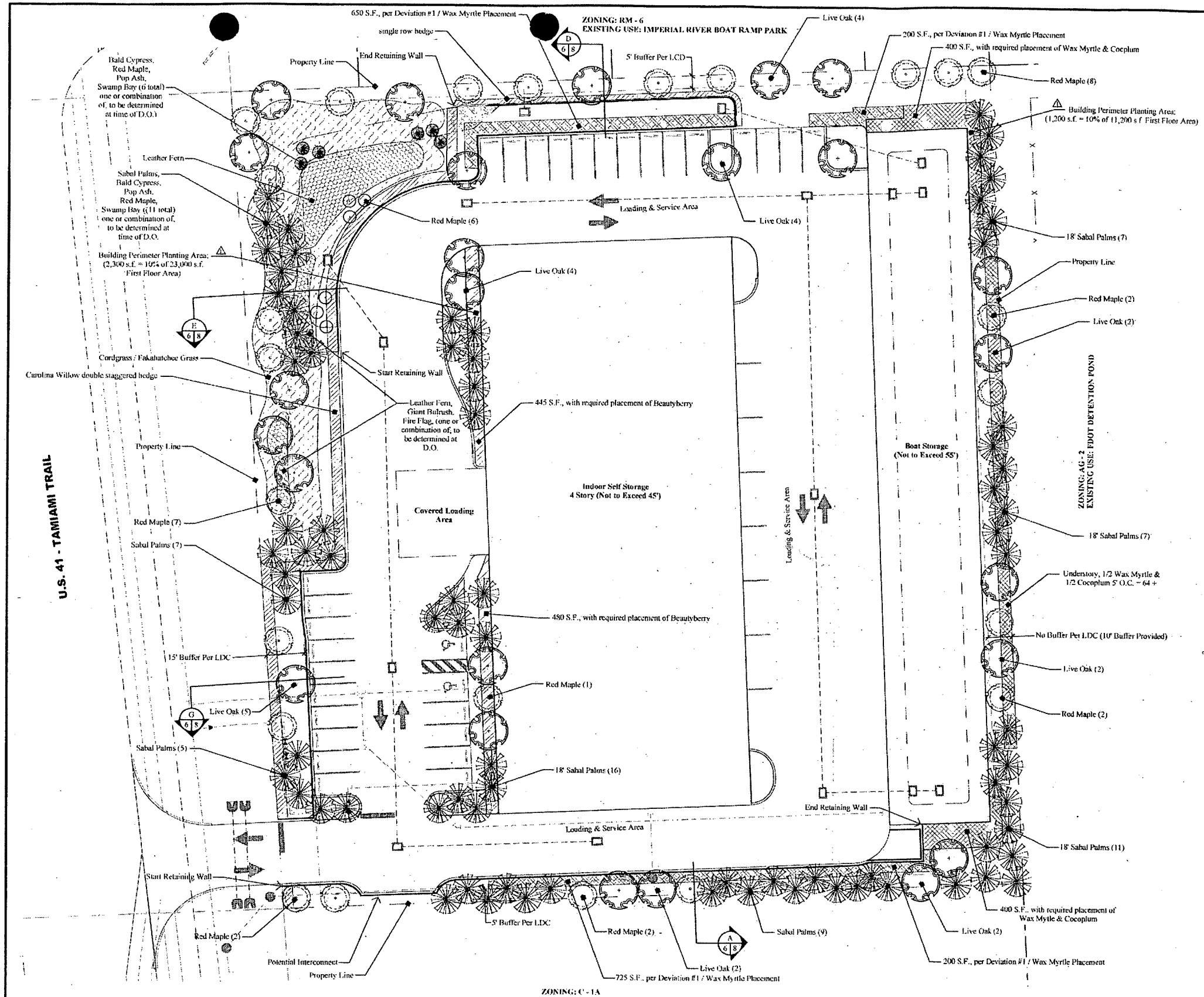
EXHIBIT IV - F
CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

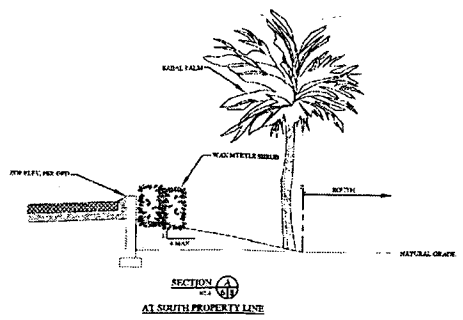
DAVID KENT CARLYLE, R.L.A., A.S.L.A. 3800 VIA DEL REY BONITA SPRINGS, FLORIDA 34134 FLORIDA LICENSE NUMBER LA1517

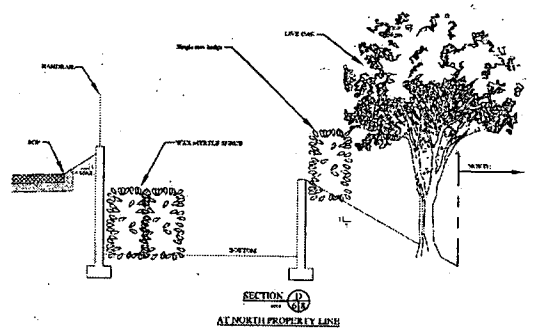
MUNICIPALITY: CITY-OF-BONITA-SPRINGS
SUBMITTAL: CPD
DATE: MARCH, 2007
FILE NAME: IRISG-LA4
SHEET 7 OF 8

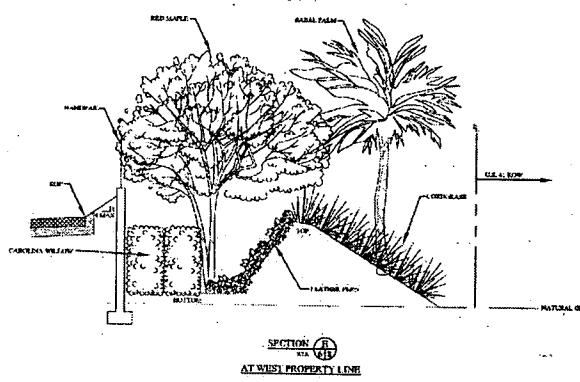
JUL 24 2008
PLANNING DEPARTMENT

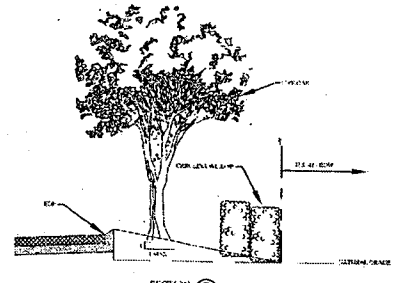
DCI 2006-00087











APPROVED
Master Concept Plan
Site Plan # 20-08-019 Page 8 of 8
Subject to conditions in Ordinance 20-08-019
Case # DCI2006-00087
CITY OF BONITA SPRINGS

PRINTED
JUL 24 2008
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS

QGM DESIGN
28600 VIA DEL REY
BONITA SPRINGS, FL 34134

Revision	Date	Description	By

DESIGNED BY: QGM
DRAWN BY: ESP
APPROVED: DKC
JOB CODE: IRRSZ
SCALE: 1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
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ENGINEERING CERT. OF AUTH. ES 9025 • SURVEYING CERT. OF AUTH. LB 6990 • LANDSCAPE ARCH. REGISTRY LC 26000166
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NORTH

LU / BONITA SPRINGS CPD

CONCEPTUAL RETAINING WALL PLAN

DAVID KENT CARLYLE, R.L.A., A.S.L.A. 3530 VIA DEL REY, BONITA SPRINGS, FLORIDA 34134, FLORIDA LICENSE NUMBER LA1517

MUNICIPALITY: City of Bonita Springs
SUBMITTAL: CPD
DATE: MARCH, 2007
FILE NAME: IRRSZ-R1.A2
SHEET 8 OF

JUL 24 2008
PERMIT COUNTER

DCI 2006-00087

RECEIVED
OCT 2 3 2008
COMMUNITY DEVELOPMENT

City of Bonita Springs
City Council Zoning Hearing
Monday, September 22, 2008
9:00 am
Bonita Springs City Hall
9101 Bonita Beach Road
Bonita Springs, FL 34135
MINUTES

I. CALL TO ORDER.

Mayor Ben L. Nelson called the meeting to order at 9:00 A.M.

II. PLEDGE OF ALLEGIANCE.

Mayor Nelson led in the Pledge of Allegiance.

III ROLL CALL.

Mayor Nelson and all Council Members were in attendance, with Council Member John Spear arriving at 9:02 A.M.

IV. SECOND READING:

A. MCINTYRE VARIANCE REQUEST VAR2008-00021

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY MCINTYRE FOR THREE VARIANCES IN THE RESIDENTIAL SINGLE-FAMILY (RS-1) AND RESIDENTIAL MULTIPLE-FAMILY (RM-2) DISTRICTS FROM:1) LDC SEC. 34-695 MINIMUM REQUIRED RS-1 LOT WIDTH FROM 75 FEET TO ALLOW 15 FEET; 2) LDC SEC. 34-715 MINIMUM REQUIRED RM-2 LOT WIDTH FROM 65 FEET FOR A SINGLE-FAMILY DWELLING TO ALLOW 15 FEET; AND 3) LDC SEC. 34-2192 MINIMUM REQUIRED PUBLIC ROAD RIGHT-OF-WAY SETBACK FROM 25 FEET TO ALLOW 5 FEET.; LOCATED AT 4760 SPRING CREEK DRIVE; 34,180.00 +/- SQUARE FEET; PROVIDING FOR AN EFFECTIVE DATE.

9:00:29 AM City Attorney Audrey Vance read the title block of the Zoning Ordinance into the record.

9:00:37 AM Josh Overmyer, Zoning Division, furnished an overview of the request. Staff recommended approval with conditions, and the Zoning Board recommended denial of the request.

9:02:27 AM Dave McKee, representing the Applicant, furnished a brief overview of the request, which consists of an approximate 34,000 square foot lot, of which the intent is to create two lots – one consisting of 24,860 square feet, and the other lot 9,320 square feet. The intent is to develop the lots with a total two single-family homes.

9:04:38 AM Council Member Martha Simons, Richard Ferreira, Janet Martin, John Spear and Mayor Nelson, all reported ex parte communications.

9:05:12 AM Mr. McKee continued that, as directed by Staff, the Applicant obtained an FDEP jurisdictional line determination to ensure that two houses would fit on the lot. The two reasons the Zoning Board denied the project is 1) they felt it would cause injury to the neighborhood, and 2) that it was inconsistent with the adjacent properties. His submittal shows how the houses will fit on the property, which is consistent with other homes in the neighborhood.

9:07:43 AM In response to Council Member Ferreira's question regarding plans for the construction of a dock, and concerns raised regarding the narrowness of the canal, Mr. McKee explained that any dock would have to comply with all requirements of the Department of Environmental Protection for a boat dock permit.

9:09:12 AM Council Member Martha Simons questioned whether anyone from the Spring Creek Homeowner's Association has come forward. Mr. McKee responded that he knew there were two speakers of record who were single-family lot owners to the east, one of whom objected and the other requested additional information.

9:10:28 AM Council Member Pat McCourt referred to the road that was indicated would never be built, and questioned why. Mr. McKee replied that it entailed property that was 90 percent wetlands that ran into the canal.

No public comments were made.

9:13:44 AM Council Member Janet Martin motioned approval of the Zoning Ordinance, as conditioned; Council Member Simons seconded. At the request of Council Member Simons, Condition 6 was added which states: Mangroves may not be removed from the rip rap area of the property.

The motion carried unanimously. **ADOPTED ZONING ORDINANCE NO. 08-15**

B. TUNALES VARIANCE VAR2007-00038

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY SONIA M. TUNALES IN REFERENCE TO THREE VARIANCES IN THE TWO-FAMILY CONSERVATION (TFC-2) DISTRICT FROM LDC SEC. 34-695 REQUIREMENTS FOR:1) A REDUCTION IN THE EAST SIDE SETBACK FROM 7.5 FEET TO ALLOW 2.7 FEET; 2) A REDUCTION IN THE WEST SIDE SETBACK FROM 7.5 FEET TO ALLOW 6.5 FEET; AND 3) A REDUCTION IN THE MINIMUM REQUIRED LOT WIDTH FROM 75 FEET TO ALLOW 50 FEET, FOR AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 3904 QUAILS WALK, BONITA SPRINGS, FLORIDA, (STRAP NO. 33-47-25-B4-00280.0020), ON 6,720.00 +/- SQUARE FEET; PROVIDING FOR AN EFFECTIVE DATE.

9:18:09 AM City Attorney Audrey Vance read the title block of the Zoning Ordinance into the record.

9:19:04 AM Josh Overmyer, Zoning Division, furnished an overview of the request, which is for three variances in the TFC-2 zoning district. The reason for the request is because the Applicant enclosed an existing carport without permits. It was when the Applicant applied for after-the-fact permits, that it was discovered that the existing structure did not comply with the minimum setback requirements. The structure was originally constructed in 1967 when the setback was 14.7 feet from the east property line, and was now 2.7 feet. He explained that an error in the legal description of the property and the property to the east was resolved in a Circuit Court filing in 1985, thus, removing 12 feet from the site.

9:20:55 AM Council Member John Spear explained that he represented the plaintiff in the lawsuit that occurred in 1985, which involved a gap in the legal descriptions. He feels it would be appropriate to approve the requested variances.

9:21:51 AM Council Member Simons motioned approval of the Zoning Ordinance; Council Member Spear seconded.

No public comments were made.

The motion carried unanimously. **ADOPTED ZONING ORDINANCE NO. 08-16.**

C. 26931 HICKORY BOULEVARD VAR2008-00010

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY DANIEL WAYNE HOMES, INC./ 26931 HICKORY BOULEVARD FOR LOT, WATERBODY AND STREET SETBACK VARIANCES IN THE RESIDENTIAL TWO-FAMILYCONSERVATION (TFC-2) ZONING DISTRICT, LOCATED AT 26931 HICKORY BOULEVARD, BONITA SPRINGS, FLORIDA, ON 5,611.00 +/- SQUARE FEET; PROVIDING FOR AN EFFECTIVE DATE.

9:22:49 AM City Attorney Audrey Vance read the title block of the Zoning Ordinance into the record.

9:23:24 AM Shawn Lamey, Zoning Division, introduced the case, and furnished a brief overview. The site is zoned TFC-2 and consists of a single-family residence. The request is for variances from the street and waterbody setbacks to permit the construction of a conventional single-family residence. Both Staff and the Zoning Board have recommended approval, with conditions.

Daniel Dodrill, with Daniel Wayne Homes, representing the Applicant, stated that they concur with Staff. He has nothing further to add.

9:26:19 AM Council Member Simons noted that the proposed structure would stick out further than any of the other homes on Hickory Boulevard. Mr. Dodrill explained that coverage is 40 percent of the lot area, and the structure will not exceed 5,611 square feet for coverage, which fits within the 40 percent.

Council Member Janet Martin motion approval of the Zoning Ordinance with the existing conditions; Council Member Bill Lonkart seconded; and the motion carried 5-2 (Mayor Nelson and Council Member Pat McCourt abstaining from the vote) **ADOPTED ZONING ORDINANCE NO. 08-17**

D. SHARIATI CPD DCI2007-00033

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST TO AMEND SHARIATI CPD, AN EXISTING COMMERCIAL PLANNED DEVELOPMENT (CPD) TO ALLOW A CONVENIENCE FOOD AND BEVERAGE STORE WITH FUEL PUMPS, AND A MIXED USE RETAIL AND OFFICE BUILDING (8,800 SQUARE FEET), LOCATED AT 26750 SOUTHERN PINES; ON 1.77 +/- ACRES; PROVIDING FOR AN EFFECTIVE DATE.

9:33:46 AM City Attorney Audrey Vance read the title block of the Zoning Ordinance into the record.

9:34:41 AM Shawn Lamey, Zoning Division, presented an overview of the case. Both Staff and the Zoning Board have recommended approval with conditions.

9:39:16 AM Deborah Gress, representing the Applicant, addressed the request, specifically the Schedule of Uses. Referring to her submittal to Council, she addressed revisions to two of the Conditions reflected in the draft Ordinance.

9:50:19 AM Council Member John Spear referred to the City Attorney's memorandum that discusses the neighborhood convenience node and referred to discussions by the Local Planning Agency regarding the neighborhood convenience node and definitions, explaining the LPA specifically addressed this type of use at this location. He feels the type of center proposed at this location would accomplish precisely what the LPA was trying to accomplish - reduce suburban sprawl and shorten trips on the arterial roads.

9:53:12 AM Council Member Janet Martin addressed public safety and concerns with this dangerous intersection and limited sight. There is also a concern with compatibility. Residents in the area would like it to remain residential.

9:54:25 AM Council Member Bill Lonkart expressed concerns with the amount of traffic that would be generated by the soccer field use. He feels it involves a safety issue.

9:56:32 AM Council Members Simons, Spear, Martin and Mayor Nelson reported ex parte communications.

PUBLIC COMMENTS:

9:57:04 AM Alex Grantt addressed flooding issues, informing Council of severe ponding that occurs on the property. He also informed them of an underground river that runs along his property. He is also concerned with too much impervious surface on the site, which may result in problems with runoff and flooding.

10:00:35 AM James Schmidt, a resident of Bonita Preserve, expressed concerns with traffic at Southern Pines Drive and East Terry Street. He is concerned with new construction eventually becoming vacant and becoming eyesores.

10:02:23 AM John Shaver, President of Forest Mere Property Owners Association, expressed concerns with access to East Terry at Southern Pines Drive, which is already bad. The three communities there have only one access to Terry Street – Southern Pines Drive. He feels a convenience store would result in problems to the residents with access. He collected the signatures of 80 people against the proposed gas station / convenience store. Restaurants and offices would not be a problem.

10:05:40 AM Owen Northacker, a resident of Southern Pines, also expressed concerns with safety at the intersection. He feels a convenience store would become an attractive nuisance.

10:07:15 AM Jay Arend also expressed concerns with the development of a convenience store at the subject location. He also expressed concerns with flooding and problems with safety as a result of line of site.

10:12:35 AM Bill Pace, a resident of Southern Pines Drive and President of the Homeowners Association, stated that most of the residents in the 400 homes on Southern Pines Drive oppose the proposed development. They would not be opposed to office uses on the site.

10:15:06 AM In response to Council Member Simons, Mohsen Salehi explained that the TIS was prepared taking into consideration the uses proposed. It would entail 132 weekday p.m. peak hour trips, and would be less without the proposed gas pumps.

10:19:44 AM Council Member Spear addressed the line of site issue, stating that this driveway already serves a residential development, and if there is a line of site issue it's dangerous already.

10:20:14 AM Council Member Martin stated there were two different communities with two vastly different needs, and both of them are not interested in the changes proposed.

10:25:12 AM Council Member Martin motioned approval of the Zoning Ordinance, as conditioned, as approved by the Zoning Board, with the additional of Personal Services Group III; Council Member Ferreira seconded. Mayor Nelson clarified that the motion is to not include the convenience store or restaurant uses.

10:28:10 AM The motion carried (Spear, Simons, and Mayor Nelson dissenting).

City Attorney Vance clarified that the motion is to approve without the uses of food and beverage, convenience market without gas, contractor and builders Group I. It would also include the additional conditions offered limiting the hours as well, and excluding neon signs.

E. LU BONITA SPRINGS LLC DCI2006-00087

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REZONING REQUEST FOR LU BONITA SPRINGS, LLC TO REZONE APPROXIMATELY 2.2 +/-ACRES FROM AGRICULTURE (AG-2) TO COMMERCIAL PLANNED DEVELOPMENT (CPD); LOCATED AT 27661 S. TAMIAMI TRAIL, BONITA SPRINGS, FLORIDA; ON 2.2 +/-ACRES;PROVIDING FOR AN EFFECTIVE DATE.

10:36:49 AM City Attorney Vance read the title block of the Zoning Ordinance into the record.

10:37:35 AM Josh Philpott, Zoning Division, presented an overview of the request, which is for a rezoning of 2.2 acres of property from AG-2 to CPD to permit a maximum of 110,000 square feet of commercial uses, including boat storage and mini warehouses. There is also an alternative Master Concept Plan that allows for minor office and retail uses. Both Staff and the Zoning Board have recommended approval with Conditions.

10:40:44 AM Neale Montgomery, representing the Applicant, asked that Council uphold the recommendation of Staff and the Zoning Board. She further addressed the request and surrounding uses.

10:48:44 AM Council Member Simons expressed a concern with noise to residents near Dorset Harbor as a result of the boat storage use. She stated she would also rather see this area developed with office and retail uses.

10:51:14 AM Bob Sudan, with BRB Development, stated that there are no other boat storage facilities in this area that store boats on racks as proposed. They are addressing a need they were asked to address for boat storage in the Bonita Springs area. It will be a quiet operation, with storage activities done only during the work day; and not at night. There will be no washing or fueling activities.

10:59:34 AM Council Member Janet Martin stated that she feels that at some point, they will interconnect, resulting in that frontal access road to the traffic light. She agrees with Council Member Spear that the use is compatible with the boat basin next door.

11:00:48 AM Council Member Richard Ferreira feels the use is compatible and is a low traffic generator. He feels it's a use that is much needed. He suggested a condition to prohibit the storage of hazardous materials on the site.

No public comments were made.

11:03:39 AM Mayor Nelson and Council Members Simons, Spear and Ferreira reported ex parte communications.

11:04:12 AM Attorney Montgomery suggested a condition to address the storage of hazardous materials as follows:

Storage of hazardous materials will comply with all local, State and Federal requirements.

11:07:19 AM Council Member McCourt motioned approval of the Zoning Ordinance, as conditioned; Council Member Ferreira seconded; and the motion carried 6-1 (Council Member Simons dissenting). **ADOPTED ZONING ORDINANCE NO. 08-19**

V. ADJOURNMENT

There being no further cases to discuss, the meeting adjourned at 11:07 A.M.

Respectfully submitted,

Debra Filipek, Recording Secretary

APPROVED:

BONITA SPRINGS CITY COUNCIL:

Date: 10-15-08

AUTHENTICATED:

Ben L. Nelson, Jr., Mayor

Dianne J. Lynn, City Clerk

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL AND OTHER LOCAL PUBLIC OFFICERS	
LAST NAME- FIRST NAME- MIDDLE NAME Ben Nelson	NAME OF BOARD, COUNCIL, COMMISSION, BONITA SPRINGS CITY COUNCIL
MAILING ADDRESS CITY OF BONITA SPRINGS 9101 Bonita Beach Road, Bonita Springs, FL 34135	THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF X CITY COUNTY OTHER LOCAL AGENCY
CITY COUNTY BONITA SPRINGS LEE	NAME OF POLITICAL SUBDIVISION CITY OF BONITA SPRINGS
DATE ON WHICH VOTE OCCURRED September 22, 2008	MY POSITION IS: x ELECTIVE APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing Page 2 and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained.); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, co-owner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEM[redacted]TO INFLUENCE THE DECISION PRIOR[redacted]THE MEETING AT WHICH THE VOTING WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Ben Nelson, hereby disclose that on September 22, 2008,

(a) A measure came or will come before my agency which (check one)

___ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate,_____;

___ inured to the special gain or loss of my relative, _____;

_x_ inured to the special gain or loss of Robert Shell, by whom I

am retained; or

___inured to the special gain or loss of _____, which is

the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Abstained from voting on approving a variance (Bonita Springs Zoning Ordinance No. 08-17, because I am contractually retained with Robert Shell.

10-8-08
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES 112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR OR MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING; IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL AND OTHER LOCAL PUBLIC OFFICERS	
LAST NAME- FIRST NAME- MIDDLE NAME Patrick McCourt	NAME OF BOARD, COUNCIL, COMMISSION, BONITA SPRINGS CITY COUNCIL
MAILING ADDRESS CITY OF BONITA SPRINGS 9101 Bonita Beach Road, Bonita Springs, FL 34135	THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF X CITY COUNTY OTHER LOCAL AGENCY
CITY COUNTY BONITA SPRINGS LEE	NAME OF POLITICAL SUBDIVISION CITY OF BONITA SPRINGS
DATE ON WHICH VOTE OCCURRED September 22, 2008	MY POSITION IS: x ELECTIVE APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing Page 2 and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, co-owner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTING WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
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- You must disclose orally the nature of your conflict in the measure before participating.
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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Patrick McCourt, hereby disclose that on September 22, 2008,

(a) A measure came or will come before my agency which (check one)

___ inured to my special private gain or loss;

_x_ inured to the special gain or loss of my business associate, Robert Shell;

___ inured to the special gain or loss of my relative, _____;

___ inured to the special gain or loss of _____, by whom I am retained; or

___inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Abstained from voting on approving a variance (Bonita Springs Zoning Ordinance No. 08-17, because I have a business relationship with Robert Shell.

10-8-08
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES 112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR OR MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING; IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

City of Bonita Springs
Board for Land Use Hearings & Adjustments
And Zoning Board of Appeals
Friday, August 1, 2008
Bonita Springs City Hall
9101 Bonita Beach Road
Bonita Springs, FL 34135
MINUTES

I. CALL TO ORDER

Chairman Pete Pastore called the meeting to order at 9:00 A.M.

II. INVOCATION.

Board Member James Brandreth furnished the invocation.

III. PLEDGE OF ALLEGIANCE

Chairman Pete Pastore led in the Pledge of Allegiance.

IV. ROLL CALL.

Present:	Not Present:
Pete Pastore, Chairman	Wes Norris
Robert Incerpi	Chris Bielski
Bill Pescosolido	James Mathes
James Brandreth	

V. PUBLIC HEARINGS:

A. 9:00AM — CASE NO. SEZ2007-00046

CASE NAME: BONITA BEACH & TENNIS CLUB

REQUEST: Special exception in the Multiple Family (RM-2) zoning district pursuant to the Land Development Code Section 34-714 to permit private, onsite recreational facilities, specifically a boat ramp, a multiple slip docking facility, a fishing pier, and a boat parking area for exclusive use by Bonita Beach and Tennis Club residents.

LOCATION: The subject property is located at 5700 Bonita Beach Road SW, in S31-T47S-R25E, Bonita Springs, FL.

STRAP NO.: 31-47-25-B3-01000.00CE
31-47-25-B3-01100.00CE
31-47-25-B3-01200.00CE
31-47-25-B3-01300.00CE
31-47-25-B3-01400.00CE

SIZE OF PROPERTY: 15.84 ± acres

STAFF REPORT: Direct inquiries to Mikki J Rozdolski, Planner, 239-533-8317, at the Lee County Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

9:06:19 AM City Attorney Audrey Vance introduced the case, read the request into the record, and placed all witnesses under oath. Mikki Rozdolski, Zoning Division, entered her resume' into the record, after which she was tendered as an expert in Planning and Zoning.

9:17:25 AM Attorney Robert Pritt, representing the Applicant, presented a brief overview of the request, which he stated is for a Special Exception to allow private on-site recreational facilities including a boat ramp, a multiple slip docking facility, a fishing pier, and a boat parking area for exclusive use by Bonita Beach Tennis Club residents. The Applicant is in agreement with Staff's recommendation of approval, as conditioned, as well as their Findings and Conclusions.

9:24:51 AM Kirk Hoggatt, the General Manager at the Beach and Tennis Club, expanded on the proposed facility, which consists of five 10-story buildings consisting of 72 units per building, for 360 total units. It was built between 1976 and 1978 and consists of almost all owner occupied units, with 5% being year-round residents. The approximate age of owners is 65, which is changing to younger residents. The average period of ownership has been 25 to 30 years. They are in compliance with all the rules and regulations pertaining to their operation. The Club has a boat committee comprised of owners who set the rules for the boating area and enforce them. This group, along with their Board of Directors developed the boat ramp and storage facility, and the entire condominium has voted on this project and agreed to move ahead. They retained Hans Wilson & Associates to work on their FDEP and ACOE permits, and Mr. Wilson has retained Dave McKee as part of the team.

The site currently consists of 13 wet slips and older docks that are definitely in poor shape. The facilities are fairly full in the winter and almost empty in the summer. They are also assigned to specific individuals and are not for use by anyone else. Most of the people store their trailers in the existing upland boat storage. The upland parking area has 24 spaces, and so all of the boats have to be trailered elsewhere to launch since they don't have a boat ramp. Currently there is a waiting list of 65 residents that want a place to store boats on the site, of which approximately 35 have boats stored elsewhere which they trailer to other locations to launch. Another 30 have indicated a desire to get boats. Most of the owners of the boats for whom they've reserved the 30 wet slips will use the upland storage area for their trailers. They feel that the total number of boats on site will be closer to 71 rather than the 108 requested. The 30 wet slips propose 17 more wet slips than are currently there.

Their residents would like to stay off the roads and away from the public boat ramps to allow the capacity for others, which is another reason for this request. They anticipate on a good day 10 to 15 percent of the boats will go out boating. The avid boater will keep his boat in the water and go out three to four times a week. The rest of them typically go out every couple of weeks and will keep their boat on the trailer to minimize maintenance. Overall, there might be one half dozen boat launches per day. Their boats are not large, with a couple of 30-foot boats, however, most are smaller boats in the 18 to 24-foot range. He does not know of any formal complaints regarding the activities or behavior of their residents. They are self policing and their residents are not afraid to complain if there is a problem, or an issue. Everything they are proposing, except for the fishing pier, is on private property. They own the bottom lands where the docks and boat ramps are proposed. They do not have any problems with any of the conditions reflected in the Staff Report. They also understand that additional conditions may be included to address the hours of operation, and the fact that only deeded owners will be permitted to have boats.

Board Member Bill Pescosolido referred to page 3 of 7 of the Staff Report which indicates that the proposed facilities will not be sold. He asked who would own the facilities. Mr. Hoggatt responded the Beach and Tennis Club. It is not their intent to sell any of the facilities at this time, or in the future, and if necessary, it's an issue that will be addressed. Board Member Pescosolido asked if they would be willing to ensure the facilities will not be sold by including deed restrictions. Mr. Pritt responded that was something that could be considered, however, from a legal standpoint he was not sure that would work. They do not object to making sure that doesn't happen. Mr. Pescosolido clarified his intent, which relates to how the City can achieve appropriate assurances that ownership will be retained as indicated. Mr. Pritt replied that through this permitting process, the Board has the ability to say that it doesn't matter what happens to any ownership or encumbrances to the property, as you can still only do what has been approved by the City. Mrs. Vance suggested tailoring the condition to what it is the Board wants to achieve so that it is the people who are residents, prohibiting transient use. She added that transients could be defined as rental of less than a month, a season, a week, depending on what the Board feels is appropriate. The ownership would be Bonita Beach and Tennis, to the Master Association who can make sure that those four buildings stay within compliance. There can be a condition restricting the use so that it stays a private recreational facility. Mr. Pritt stated that he felt this was covered in Staff's recommendations for approval in Condition 2. Mrs. Vance added that page 3 reflects language that states, "Recreational facilities, private on-site is defined by the LDC to mean recreational equipment or facilities such as swimming pools, tennis, shuffleboard, handball or racquetball courts, swings, slides and other playground equipment which are owned, leased or operated by a homeowners', co-op, or condominium association and located in the development or the neighborhood controlled by the association." They can't charge a fee for rentals.

Board Member Pescosolido referred to the pier that is proposed to run through the mangroves, and asked who gives permission for mangroves to be removed and how was this monitored. Mr. Pritt responded the Department of Environmental Protection (DEP). Dave McKee, also representing the Applicant, stated that they were now about 18 months into the DEP and ACOE permits. The mangroves that are being removed for the docks are being mitigated on site by additional plantings to the east near the proposed upland storage area. The mangroves are on the property of the Beach and Tennis Club. The hardest issue they are having with DEP regards the fishing pier for the simple reason that it does not entail land owned by the Beach and Tennis Club, but rather entails public lands that are actually in the water, thus, requiring them to get a submerged land lease. DEP doesn't have as much a problem with the boat ramp because they own the bottom land and is a different issue.

9:38:11 AM Robert Incerpi questioned policing of the facilities to ensure sole use by residents. Mr. Hoggatt responded that they already police the boat and parking area. They check cars to ensure they have parking permits for the facility. It would be the same process for the boat and trailers. Someone is on Staff at all times.

9:39:55 AM Chairman Pastore questioned the number of boat docks, which Mr. McKee responded was either 108 or 118. Mr. Hoggatt responded only one boat would be permitted per residential unit.

9:41:15 AM Mr. McKee next addressed the request, of which the intent is to expand the existing facility for the benefit of their members. The request has the added benefit of decreasing the load on the local boat ramps and on the local roads as far as trailering boat traffic around the City.

The intent is to remove the 13 old boat slips and replace them with 34 new slips meeting all current regulatory requirements for construction. Thirty of the slips will be available for residents, and the other four (transient slips) to be located next to the boat ramp where people can tie their boats up for a few minutes while they get their trailers. Docks will be provided so people are not idling out in the middle of the canal, thus, allowing them to tie their boats up. This entails a net increase of 17 wet slips. There will also be a 15-foot wide boat ramp with docks on each side. The design includes a catch basin and all the other criteria that are normally required by DEP for water quality purposes. It will also include a new upland boat and trailer storage

area for 48 units, for a total of 78 upland dry slips for trailers and boats. There will also be a new fishing pier located on the east side of the property.

As part of this project, there will be additional improvements as required by DEP and the ACOE. The new docks will meet all standards and the old pylons will be removed, thus, benefiting water quality. A dredging program will also be implemented that will improve the overall channel, including those residents on the north side. This dredging program will eliminate deep spots in the canal that have led to water quality issues in the summer. They will also increase the depth at the entry to the canal at the east end, which will improve the flushing of the canal. Also included will be a manatee protection program, mitigation activities for the minor mangrove areas affected by the new docks, and additional signage and navigation aids for the boat operators that will be using this area. All work, except for the fishing pier, will be done on lands that are owned by the Beach and Tennis Club. There will be 78 upland slips and 30 wetland slips for a total of 118 boats. This compares to the original 13 wet slips and 24 uplands slips for a total of 37, resulting in a net increase of 81 boats.

9:54:50 AM Attorney Ralf Brooks asked whether the owners/members ob the Beach Club voted to add these amenities. Mr. Hoggatt responded that as of this time the vote of the membership has not been made, as they wanted to wait until they had their permitting in place. The Board of Directors of the Beach Club has approved funds for consultants to move forward with the work of procuring permits. In response to Mr. Brooks, Mr. Hoggatt responded that the request was not new to the owners, as its entailed discussions for two years. They prepared a survey which they sent to the owners asking them if they were for or against the project, which came back close to 70 percent being in favor.

9:57:08 AM Mikki Rozdolski, Zoning Division, presented the Staff Report. She began by referring to the conditions and the two letters she received in opposition to the request. She reiterated that the facilities are to be for use by the residents and that they will not be operated, rented or sold as commercial facilities. The two revisions to the conditions being proposed are 1) to amend Condition 2 to read that the private on-site recreational facilities are for use exclusively by condominium owners at the Beach and Tennis Club, and 2) to limit the hours of operation of the facilities between sunrise and sunset.

The Special Exception, as conditioned, is consistent with the Bonita Springs Comprehensive Plan. The property is located in the Medium Density Multi Family Residential land use category, of which multi-family residences are permitted and recreational facilities on a limited basis. The facilities, as conditioned, are also in compliance with the general zoning provision set forth in the LDC. They are also residential in nature, are compatible with the existing development, are anticipated on waterfront properties, and are accessory to the multi-family residences that are developed on the property. The property has access to Estero Bay, an aquatic preserve, and shares a man-made canal with eight single-family residences, seven of which have docks developed on the canal. It has been brought to her attention that the boat ramp could be utilized for emergency responses for boat take-outs, which Staff feels could be a benefit. The proposed facilities will also help decrease vehicle trips to retrieve boats and launch boats off site.

She received six phone calls in support of the request from owners/residents of the Beach and Tennis Club. She also received six calls in opposition to the request, three from owners and three from residents in the Kings Kew subdivision located to the north.

10:02:34 AM Board Member Bill Pescosolido referred to Condition 10, which limits use of the boat ramp and multi-slip docking facility to the hours between sunrise and sunset daily. He asked whether there would also be fixed lighting in the area. Mr. Hoggatt responded that the intent along the dock area is to have pagoda ground lights. There is currently a fish station that has a low decorative street type light that is about 10 feet tall that is a dusk to dawn light, however that is something that could be modified. They don't want lights to intrude on anyone. They can have this light on a timer. Board Member Pescosolido stated that would be fine, suggesting language be added to Condition 10. Mrs. Vance suggested just not having lights. Mr. McKee

added that they were not proposing any additional lighting that would allow operations after dark or before dawn. No lighting is proposed for the docks or the boat ramp area at this stage and was not something they wanted to encourage. Mr. Pescosolido suggested just adding Mr. McKee's suggested language that there will be no additional lighting in the dock area.

PUBLIC COMMENT:

10:07:01 AM Attorney Ralf Brooks, representing the neighbors, referred to LDC Section 26-76, titled "Dredging," which states that all dredging limits must be clearly defined. Mrs. Vance stated that this would pertain to the Dock and Shoreline Permit which the Applicant would be required to follow the provisions. Mr. Brooks responded that the problem is that this permit is administrative and will not come before the Zoning Board again. Mrs. Vance further explained that it would be addressed during the Dock and Shoreline permit process in which residents would have standing to challenge that permit. Mr. Brooks referred to the list reflecting the names of residents he represents (copy in Clerk's file).

Several of his clients were in attendance to address where they live, how far the site is located from their property, whether they have a boat, and whether they use the canal. He stated that Richard Barnes was in attendance to address the impacts the project will have on his property, Al Turner will address boat ramps and engineering issues, Larry Regienczuk will address navigation issues, Craig Seibert will address environmental issues and the boat ramp, Bill Long will address observations regarding the existing uses of the property, and Mike Puopolo will talk about due process issues. He next read the names of those he represents, including those he just mentioned (reflected on his submittal; in Clerk's file).

10:11:33 AM Richard Barnes, a resident of Kings Kew, a licensed registered architect, read into the record a letter of objection to the request (copy of Barnes Composite Exhibit in Clerk's file). Mr. Barnes was accepted as an expert in architecture. Craig Seibert was tendered as an expert in biology and environmental sciences; Larry Regienczuk as an expert in navigational and vessel issues.

10:34:55 AM Al Turner addressed concerns he has with the amount of new traffic and additional boats. His concern also regards the fact that the average boater does not need a license – safety. He concluded by addressing his submittal (copy in Clerk's file).

10:43:38 AM Mr. Regienczuk addressed his submittal (copy in Clerk's file; Regienczuk Composite Exhibit). He objects to the request.

11:07:45 AM Mr. Long addressed his submittal (William Long Exhibit; copy in Clerk's file).

The case was recessed until after Agenda items B. and C.

11:26:42 AM William Long addressed concerns regarding the use of the property which he feels is inconsistent with the request. It appears to run as a public establishment.

12:05:55 PM Mr. Seibert, a resident across the street, expressed a concern with the "Ponar Reports," which he never saw. He wants to know who did them and who analyzed them. He also addressed the need for water quality sampling, suggesting coordination with the Florida Gulf Coast University. He also addressed several policies in the Comprehensive Plan. The plan, as proposed, would not allow him to get out of the canal with his boat, unless he backs out, which is not acceptable to him. Furthermore, the proposed dry boat storage is proposed to be located directly across from him, and so he would request buffering to block it from his property. He is also concerned with security with the number of boat slips proposed.

12:19:23 PM Mike Puopolo stated he will be adversely affected by the project. He asked that the Board consider denying the request.

12:26:25 PM Dianne Puopolo, a resident 75 feet from the subject property line, addressed the importance of the mangroves and the preservation of natural habitat.

12:31:08 PM Maryssa Gilbride, an owner and resident of the Beach and Tennis Club, stated that the Beach and Tennis Club consists of five buildings comprised of 360 units. The proposed project is one in which certain members of the Board, over the years and in great secrecy, come up with. What the Zoning Board is being asked to rule on is a project for 360 unit owners that is going to yield 36 or 42 slips, and upland boat parking, of which the owners of the Beach and Tennis Club will have to subsidize those who will be getting slips. Her concern regards the "give back" to the owners of the Beach and Tennis Club, which entails this "parking lot for trailers." She has a unit on the eighth floor and will have to look down on a boat parking area. Initially there was only a certain limited number of slips that could be put in. They are proposing to take a lovely area and turn it into a boat parking lot so that the friends of the Board can have 36 slips to themselves.

She called a friend of her's in Bridge Water because they have slips, and asked her what they do with their trailers and she told her they are not permitted to be on the premises more than the time it takes to take the boat off, which she feels is the usual in Lee and Collier Counties. Overall, what the Zoning Board is being asked to do is to create a boatyard out of the condominium. She referred to the Board's question as to security and stated that they don't have security at the Beach and Tennis Club. Also, with respect to the vote taken of residents at the Club, she explained that a survey was circulated, and residents were assured that it would have no significance whatsoever other than to get a sense of the owners, with no costs set forth. Overall, they have no idea whether this would be funded via assessments, or the slips sold, etc.

3:53:40 PM Susie Derheimer, Environmental Sciences Staff, addressed the environmental aspects of the project and Staff's recommended conditions. In review of the request, Staff did review the proposed DEP plan, which are in much more detail than the actual site plan attached to the Special Exception. Staff's conditions are to the site plan and attached to the Special Exception; the DEP plans were just a part of the review and have no basis upon this approval. Staff's review was done to determine the consistency of the general site plan with the Comprehensive Plan and with Chapter 26. It did not include a detailed environmental analysis as to, if developed, whether it would decrease water quality. The actual proposed docks, ramp, and fishing pier have to continue to go through DEP and the ACOE review. The environmental analysis at those permitting levels are very extensive and Staff, at the local level, does rely on their review and permits. Staff did condition that, regardless of what this site plan shows with respect to the structures, this Special Exception does not guarantee that this is how it's going to be designed, as it's just a maximum of the Special Exception of the 30 permanent slips and the four temporary slips. Their recommending approval indicates that the boat ramp could be a permittable use, but doesn't guarantee that this use can be done. Staff did condition that approval of the zoning request does not guarantee approval of the proposed boat ramp, multi-slip docking facility, or fishing pier structure. They are subject to LDC Section 26, the Manatee Protection Plan and all other State and Federal regulations, as well as Dock and Shoreline permits. As the Applicant continues to go through their permitting process, they can come back to the City, at which point they will be required a development order review and a Dock and Shoreline permit. The State and Federal permits are also required before construction can even occur.

4:12:28 PM Mr. Pritt concluded by addressing revisions to the conditions.

4:19:13 PM Board Member Incerpi commented on the need for security, stating that someone just sitting in the office with a walkie talkie will not suffice.

4:22:10 PM Chairman Pastore expressed the need to do something to address the speed of the wake.

4:27:55 PM City Attorney Vance next reiterated revisions to the conditions. There is now a new Condition 11, which was the condition provided by Ms. Derheimer, which added the seagrapes and the replanting of red mangroves. Mrs. Vance explained she also added to Condition 10. wording to state that no lights are permitted in the dock and boat ramp area except as necessary for safety, noting that Mr. Pritt is to provide her with language as to what constitutes "safety." The other change is to Condition 2., adding the language by King's Kew residents, and she also made the changes requested by Kings Kew which she numbered as Conditions 12. through 25. There is a conflict that there be no night access lights, which can be worked out. She would ask how much of a performance bond to ensure compliance with conditions of approval in spill response, which she will get at another time. Mr. Pritt voiced his objection to the conditions. Mrs. Vance explained that is to ensure the Zoning Board and City Council has a full set of conditions.

4:37:42 PM Chairman Pastore made a motion to deny the request, based on the number of boat slips and parking spaces; Board Member Brandreth seconded; and the motion carried unanimously.

B.	10:00AM	CASE NO. VAR2008-00021
	CASE NAME:	MCINTYRE VARIANCE REQUEST
	REQUEST:	Three variances in the Residential Single-Family (RS-1) and Residential Multiple-Family (RM-2) districts from: 1) LDC Sec. 34-695 minimum required RS-1 lot width from 75 feet to allow 15 feet; 2) LDC Sec. 34-715 minimum required RM-2 lot width from 65 feet for a single-family dwelling to allow 15 feet; and 3) LDC Sec. 34-2192 minimum required public road right-of-way setback from 25 feet to allow 5 feet.
	LOCATION:	The subject property is located at 4760 Spring Creek Drive, in S17-T47S-R25E, Bonita Springs, FL
	STRAP NO.:	17-47-25-B1-00001.0110
	SIZE OF PROPERTY:	34,180.00 ± square feet
	STAFF REPORT:	Direct inquiries to Josh Overmyer, Planner, (239) 533-8790, at the Lee County Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

11:28:24 AM City Attorney Audrey Vance introduced the case, read the request into the record, and placed all witnesses under oath.

11:29:28 AM Dave McKee, representing the Applicant, addressed the request, which consists of a 34,000 square foot parcel, which only has 30 feet of frontage on Spring Creek Road. There is also a 25 foot road easement that runs along the property that ends at a waterway that is part of a creek that runs into the bay in the back. Most of the area is zoned RM-2 right now and would allow for multi-family housing, however, it's one of those parcels that got caught in one of the Comprehensive Plan change issues, and is only zoned for moderate density land uses, which allows for single family only. The intent today is to get rid of the multi-family use and make it consistent with the single-family zoning.

The request is for two variances – a lot width setback, and a 5-foot road setback. They could have gone to the Waterways Advisory Committee to request a vacation of the roadway, which will never be

built because it's mostly wetlands. The easier way was to request the 5-foot variance. The owner would like to make two lots out of the one lot, and can comply with all the regulations of the zoning criteria except for the width, which is the reason for the variance. Staff asked that they apply for the variance on the lot width. He also made the additional request that they go to the Department of Environmental Protection to request a wetland jurisdiction line to make sure there was room to build two houses on the two lots proposed, as depicted on the plan.

The request is for two lots – one to be 24,860 feet, and the other to consist of 9,320 square feet. Both lots would meet all standards per LDC Section 34-695, except for the width. They are also requesting a variance to the right-of-way setback, per Section 34-2192. They agree with Staff's recommended Conditions. They will also follow the conservation easement as requested in the conditions.

11:32:35 AM Josh Overmyer, Zoning Division, addressed the Staff Report, which depicts a request for three variances in the RS-1 and RM-2 zoning districts, from the minimum required lot width in the RS-1 district from 75 feet to allow 15 feet, and from the RM-2 district minimum required lot width for a single-family home of 65 feet to allow 15 feet. A third variance has been required from LDC Section 34-2192, from the minimum required public road right-of-way setback of 25 feet to allow 5 feet.

The reason for the request is that the Applicant would like to subdivide the 35,180 +/- square foot site into two lots. The first two variances are due to the unusual configuration of the property, given that Spring Creek Drive only meets up with the property for 30 feet of width, therefore, the frontage of the resulting two properties is 15 feet each. The third variance is due to the peculiarity of a roadway reservation or right-of-way on the southernmost 30 feet of the property, which extends from Spring Creek Drive to the west, into the canal. The proposed structures would be a minimum of 5 feet from the roadway reservation since the road will likely never be built there.

He next addressed the surrounding zoning and uses. Staff has recommended approval of the request with five conditions (reflected in the Staff Report), which the Applicant has agreed to. The subject property is located in the Moderate Density Residential land use category, which is intended to accommodate and preserve single-family residential development at a maximum density of up to 5.8 dwelling units per acre. The subject property is in large part zoned RM-2, which is a multiple family zoning district. Approval of the variance will limit the development of the property to two single-family homes – one on each lot.

Staff has received six phone calls from nearby property owners, one who felt the property was too small for two lots. Another caller was not opposed since the lots would be larger than neighboring lots. Other callers called to request additional information, or to find out if condominiums were proposed for the site. To conclude, Staff has recommended approval with five conditions. Staff has found the request to be in compliance with the City's Comprehensive Plan and compatible with the surrounding area.

Board Member Bill Pescosolido referred to the comment regarding the road, which was stated was unlikely to be built, and asked why that was. Mr. Overmyer responded that the roadway reservation on the property is only half of the required road width needed to build a road that would lead directly to the water. It would also extend through wetlands that have been identified by the Department of Environmental Protection.

Board Member James Brandreth questioned whether, aesthetically, this would be satisfactory to the community. Mr. McKee responded that the only variance they were asking for in terms of setbacks is the one from the roadway easement, which is adjacent to the wetlands anyway. The 7.5 foot setback they are requesting is standard in this area.

PUBLIC COMMENTS:

11:38:01 AM Robert VanHorn, a resident across the street, addressed aesthetics. He doesn't feel there is a need for the variance. The concern he has regards making two lots out of one, when he feels there's enough room to build a home without the variances. He also questioned whether the proposed structures would entail tenants. The concern is that they are requesting this in an area that is a single-family neighborhood – one strap, one home.

11:39:57 AM Robert Ferlazzo, resident two lots east of the site, stated his concern is that if approved it would result in two small lots on a one way waterway. If approved, the first lot would not have room for a dock. The Spring Creek Estates Homeowner's Association has regulations pertaining to setbacks, which they all had to comply with. He is not sure whether this request went before that association, which encompasses Spring Creek and Pembrook. Aesthetically it would result in two homes on one lot that would have minimal driveway access in conjunction with his neighbor's property, resulting in three homes with one driveway access. Overall, there's not enough room.

11:44:26 AM Mr. McKee next furnished rebuttal.

11:48:30 AM Board Member Pescosolido feels the construction of one home would be more compatible with the area.

11:49:06 AM Board Member Robert Incerpi echoed concerns mentioned by Board Member Pescosolido. He feels it would set a precedent.

11:51:32 AM Board Member Pescosolido made a motion to deny the request, which he feels would be injurious to the neighborhood; Board Member Incerpi seconded; and the motion carried 3-1 (Board Member Brandreth dissenting).

C. 11:00AM CASE NO. VAR2007-00038

CASE NAME:	TUNALES VARIANCE
REQUEST:	Three variances in the Two-Family Conservation (TFC-2) district from LDC Sec. 34-695 requirements for: 1) a reduction in the East side setback from 7.5 feet to allow 2.7 feet; 2) a reduction in the West side setback from 7.5 feet to allow 6.5 feet; and 3) a reduction in the minimum required lot width from 75 feet to allow 50 feet, for an existing single-family residence.
LOCATION:	The subject property is located at 3904 Quails Walk, in S33-T47S-R25E, Bonita Springs, FL.
STRAP NO.:	33-47-25-B4-00280.0020
SIZE OF PROPERTY:	6,720.00 ± sq. ft.

STAFF REPORT: Direct inquiries to Josh Overmyer, Planner, (239) 533-8790, at the Lee County Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

11:53:15 AM City Attorney Audrey Vance introduced the case, read the request into the record, and placed all witnesses under oath.

11:53:52 AM Josh Overmyer, Zoning Division, addressed the Staff Report. The request is for three variances in the TFC-2 zoning district from LDC Section 34-695, for side setbacks on both the east and the west sides from the required 7.5 feet, to allow 2.7 feet on the east side and 6.5 feet on the west side. It would also entail a reduction in the minimum required lot width from 75 feet to allow 50 feet for the existing single-family residence on the property. The reason for the request is because the Applicant enclosed an existing carport on the site without permits. Upon applying for an after-the-fact building permit it was discovered that the structure on the property did not comply with the minimum setback requirements of the TFC-2 zoning district. The east side of the property has only 2.7 feet, and was originally 14.7 feet in 1967 when the property was developed. An error in the legal description of the site and the property to the east was resolved in a Circuit Court Civil case in 1985, thus removing 12 feet from the subject property.

The area consists of a mixture of duplex, single-family homes and vacant property. Staff has recommended approval with the following two conditions:

1. The variance is limited to a minimum of a 2.7+/- foot side setback on the East side, a 6.5+/- setback on the West side, and a minimum lot width of 50 feet, as shown on the attached Boundary Survey "Exhibit "A"; and

2. This approval for side setback variance is for the existing single-family dwelling only. If the dwelling is voluntarily removed and the property redeveloped, the new structure must comply with the minimum required setbacks of the TFC-2 district. In the event of a natural disaster, the structure may be rebuilt in accordance with Objective 1.5 of the City of Bonita Springs Comprehensive Plan "Post-Disaster Redevelopment.

Staff received five phone calls, one from someone opposed, and the remaining four requesting general information.

PUBLIC COMMENTS:

11:58:53 AM Angela (no last name provided) spoke in support of the request. She doesn't feel the Applicant should be penalized for something that was done previous to her living there. She does not object.

12:00:52 PM Sonia Tunales, the Applicant, asked that the Board grant her request. She was not aware of the problem.

12:01:50 PM Board Member Robert Incerpi made a motion upholding Staff's recommendation of approval, as conditioned; Board Member James Brandreth seconded; and the motion carried unanimously.

D. 1:00PM CASE NO. VAR2008-00010

CASE NAME: 26931 HICKORY BOULEVARD

REQUEST: Variances in the Residential Two-Family Conservation (TFC-2) zoning district, to allow the following:

a) a 45-foot lot depth where 75-feet is the minimum requirement for a lot of record per the City of Bonita Springs Land Development Code Section 34-3273(b)(2); and

b) a 10-foot waterbody setback where 25-feet is the minimum waterbody setback per the City of Bonita Springs Land Development Code Section 34-695 and 34-2194; and

c) a 15-foot street setback where 25-feet is the minimum street setback per the City of Bonita Springs Land Development Code Section 34-695 and 34-2192.

LOCATION: The subject property is located at 26931 Hickory Boulevard, in S30-T47S-R25E, Bonita Springs, FL.

STRAP NO.: 30-47-25-B4-00008.0000

SIZE OF PROPERTY: 5,611.00 ± square feet

STAFF REPORT: Direct inquiries to Shawn Lamey, Senior Planner, (239) 533-8984, at the Lee County Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

1:32:32 PM City Attorney Audrey Vance introduced the case, read the requeset into the record, and placed all witnesses under oath.

1:32:51 PM Tracey Bean, representing the Applicant, presented the case. The Applicant agrees with the Conditions reflected in the Staff Report. She next furnished the history of the property (reflected under item III. on page 3 of 7 of the Staff Report). The request involves a single-family residential lot that allows duplexes. The owner would like to remove the existing home and rebuilt a new structure. She next addressed the requested variances. The Applicant attempted to develop the site with the same footprint but was advised by the County that was not possible and suggested they seek the necessary variances.

She next addressed the surrounding land uses (reflected on page 1 and 2 of the Staff Report), noting that there exist two properties that sought the same variance being requested today. She summarized by stating that they agree with Staff's recommendation of approval, as conditioned to hold a 10 foot setback for accessory and principle structure from the north side of the property. The plan will be in conformance with the plan submitted, and that they maintain all of the other requirements of the Land Development Code. Additionally, they are under the building coverage requirement of 40% as depicted on the floor plan, which is a conceptual home plan. It also includes a pool on the north side of the site, which provides a view window from Hickory Boulevard to the canal, the same as the house next door, allowing 75 feet of open view area between the two homes. There's also consideration that, because the 15 foot setback would bring the pool very close to the sidewalk that runs along the east side of Hickory Boulevard, that some type of decorative wall could be placed between the pool and the property line to

provide a visual separation as people walk on the sidewalk. They believe these are the minimum variances that would allow a new building on the site.

1:44:47 PM Shawn Lamey, Zoning Division, presented the Staff Report. The property is zoned TFC-2 and is developed with a single-family residence. The surrounding zoning is TFC-2 and RS-1, with single-family residences dominating the neighborhood. The request is for three variances from the street, water and lot depth setbacks to permit the construction of a conventional single-family residence.

Without the requested variances the site is unbuildable. The requested variances, as conditioned, will not create any adverse impacts to the surrounding land uses and have been found to be consistent with the Comprehensive Plan. Furthermore, residential uses are appropriate within the Medium Density Residential land use category. The variances, therefore, will facilitate the development of the site in a manner that is consistent with the intent of the Medium Density Residential land use category and will not impair the development of the adjacent properties, nor is unique natural habitat impacted. The request is also not expected to adversely affect the public health, safety, or welfare. To conclude, Staff has recommended approval of request, as conditioned.

1:47:53 PM Board Member Bill Pescosolido asked whether, if approved, the Applicant would be able to sell the lot or redevelop it in a different manner and build one 80 foot long building, instead of the proposed combination home and swimming pool. City Attorney Vance responded that per the conditions, the variance has to be in substantial compliance with the one page site plan. City Attorney Vance, per Board direction, revised Condition 2 to indicate that development would be in substantial compliance with Attachment "H".

PUBLIC COMMENT:

1:53:12 PM Rick Steinmeyer, a resident of Hickory Boulevard, addressed a concern he had with the house to the north that has the pool on the south side of the structure. He questioned whether there existed a drainage easement for this area, informing the Board of drainage problems that have occurred. He also doesn't see the need for a circular driveway. Ms. Bean referred to the proposed driveway, noting that cars will park under the house.

1:57:17 PM Board Member Incerpi motioned to uphold Staff's recommendation of approval, as conditioned, and with the revision to Condition 2; Board Member Brandreth seconded; and the motion carried unanimously.

E.	2:00PM	CASE NO. DCI2007-00033
	CASE NAME:	SHARIATI CPD
	REQUEST:	To rezone the 1.77 ± acres property from Commercial Planned Development (CPD), to Commercial Planned Development (CPD), to allow a Convenience Food and Beverage Store (2,200 square feet) with 4 fuel pumps, and a mixed use retail and office building (8,800 square feet), not to exceed 35 feet in height. No blasting is proposed.
	LOCATION:	26750 Southern Pines Drive(at the corner of East Terry Street and Southern Pines Drive, just west of I-75), in S24-T47S-R25E, Bonita Springs, FL.

STRAP NO.: 25-47-25-B3-00004.3020

SIZE OF PROPERTY: 1.77 ± acres

STAFF REPORT: Direct inquiries to Shawn Lamey, Senior Planner, (239) 533-8984, at the Lee County Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

2:05:33 PM City Attorney Audrey Vance introduced the case, read the request into the record, and placed all witnesses under oath.

2:10:26 PM Debora Gress, representing the Applicant, presented the Applicant's case. The request is to rezone 1.77 acres from Commercial Planned Development (CPD) to CPD to allow a 2,200 square foot convenience Food and Beverage Store with 4 fuel pumps, and a 8,800 square foot mixed use retail and office building not to exceed 35 feet in height. No blasting is proposed. The subject property is on the corner of Southern Pines Drive and East Terry Street, at 26750 Southern Pines Drive. The site is located in the General Commercial land use category. The site is currently vacant. Referring to the aerial photograph she showed the site location and addressed the surrounding uses (reflected on page 2 of 11 of the Staff Report).

Referring to the CFPD (the soccer fields), she explained that the purpose of the CFPD district is to accommodate those governmental, religious and community service activities which frequently compliment and are necessary to the types of activities permitted in other zoning districts, but which, due to the size, intensity or nature of the use, and the potential impact on adjacent land uses, roads or infrastructure, should not be permitted as a use by right in those districts. Across the street, Bonita Springs Utilities property is zoned CC (Community Commercial), of which the purpose and intent is to permit the designation of suitable locations for medium to large-scale consumer oriented commercial facilities, particularly for multi-occupancy complexes known as community or regional shopping centers, and to facilitate their proper development or use. In addition to the sale of customer goods, the district is intended to permit a wide range of services, financial and other, including businesses and professional offices all arranged in discrete commercial centers, or evolving business districts. Such centers or districts differ from neighborhood commercial facilities in concentrating a greater floor area of use and a broader mix of goods and services to serve a wider market or service area and a larger population. This is expected to create a greater impact on surrounding land uses and therefore require buffering and designed gradient of intensity adjacent to less intense uses.

To the west is a piece of property that consists of 5 acres and is zoned AG-2, and then further west is a parcel that was zoned in 1980 to General Industrial. The definition for the General Industrial is: the purpose and intent of the IG district is to permit the designation of suitable locations for, and to facilitate the proper development and use of areas devoted to various heavy industrial uses, which have the potential of producing extensive adverse impacts on surrounding land uses or resources. Such uses include those which produce noise, odors, or increased hazards of fire, or are generally incompatible with lower intensity land uses.

She continued that her point is that page 7 of the Staff Report states that the area is characterized by the residential development near the property fronting East Terry Street with existing residential development immediately north and west of the site. Although the water treatment plant and offices of BSU are south of the site, the area does not have intensive commercial development. The Applicant disagrees with this statement because of all the commercial zoning surrounding the site now. The property is currently zoned CPD, and as the Staff Report states, the property was rezoned in 1996, and the two parcels (the apartment complex and this commercial parcel) were one parcel at that time. Then when they came in to rezone, they rezoned RPD and CPD together. There was a delay in them obtaining their

development order, and so they came back in 2004 and was granted a two year extension from the existing board at that time. A DO was then obtained for the RPD to the north (the Southern Pines Apartment) but never for the CPD section. Since the CPD did not obtain a DO within the two year extension, Lee County told them that the MCP had been vacated. The zoning still stands, as it's just the MCP has been vacated and needs to be reviewed and approved again.

The original approved CPD had 14,000 feet of office and retail. They are now asking for 11,000, square feet, thus reducing the total square footage. The original CPD also had a convenience food and beverage store with 8 fuel pumps. The Applicant's request is for a convenience food and beverage store with four pumps. She next addressed changes from the original MCP and the proposed Schedule of Uses, the square footage, etc. They feel the proposed plan will be compatible with the area. The TIS also indicates that they will not place an undue burden on the roadways.

2:32:48 PM Matthew Speath, with Speath Engineering, next addressed the TIS, noting it was conducted during weekday peak hour. Ms. Gress concluded by addressing Deviation 1 (reflected on page 5 of the Staff Report) relating to perimeter plantings.

2:37:41 PM Shawn Lamey, Zoning Division, presented the Staff Report. Mr. Lamey began by addressing the location of the site and the request, which consists of 1.77 acres. The request is to rezone the property from CPD to CPD to permit two buildings with a maximum floor area of 11,000 square feet and a maximum height of two stories or 35 feet. Staff has conducted three levels of analysis – concurrency, compatibility, and consistency with the Comprehensive Plan.

With respect to concurrency, there is an adequate road network to support the development. East Terry Street will be at an LOS "D" per the memo from Development Services (Attachment H to the Staff Report). Furthermore, BSU has indicated that there is capacity to service the parcel with water and sewer.

With respect to compatibility, the area is characterized by residential development near the site fronting East Terry Street, and with residential development immediately north and west of the site. Although the water treatment plant and offices of BSU are south of the site, the area does not have intensive commercial development, and it is for this reason why intensive commercial uses such as convenience stores, drug stores, and restaurants have been removed from the Schedule of Uses. Furthermore, much of the property is within 500 feet of a well located on the BSU property. There is also a Florida DEP wellhead protection setback distance as reflected on Attachment "J" which shows the 500 foot buffer. Additionally, a convenience store, gas station and restaurants would generate large amounts of traffic on Palm Bay Court, a private road servicing residential homes to the north and west. Staff believes approval of the request, as conditioned, with a limited list of uses, will allow development of the property in a manner that is consistent with the surrounding area.

With respect to consistency with the Comprehensive Plan, he stated that the request, as conditioned, has been found to be consistent with the Comprehensive Plan. The conditions help to protect and limit impacts to the residential neighborhood. Furthermore, Environmental Sciences (Attachment G to the Staff Report) indicates that there are no environmental issues associated with the site. Although no adverse impacts to unique natural habitat is expected, there are conditions that ensure that native trees be preserved as much as possible per the review of the Bonita Springs Tree Advisory Board. The site is therefore expected to be developed in a manner that is consistent with the intent of the General Commercial land use category. To conclude, based on the Findings and Conclusions outlined in the Staff Report, Staff recommends approval, as conditioned.

PUBLIC COMMENTS

2:43:51 PM William Pace read into the record a letter written by Jay Arend (entire letter in Clerk's file) expressing concerns Mr. Arend has regarding the dangerous intersection and safety. He would opt for passive commercial development, i.e., offices for small business. They feel a convenience store with gas pumps would create a large volume of additional traffic.

2:48:13 PM Rick Steinmeyer echoed comments of Mr. Arend.

2:48:38 PM Owen Northacker stated he is opposed because of public safety concerns.

2:52:24 PM Tracy Bean, representative for Frank Vespie, owners of Palm Bay Apartments, stated that her clients object to any use on the site that would generate high traffic, including the proposed convenience store with fuel pumps, other than office uses. They would also be opposed to any use that would be open during the evening hours.

2:55:24 PM John Shaver stated he feels it would be a mistake to place the use proposed at the foot of the I-75 overpass. They are also concerned about property values. He collected the signatures of 84 persons against, 4 persons for, and a few undecided. They would also be opposed to any human services facility at this location.

2:57:05 PM Jim Schmidt addressed problems at this intersection. He agrees with the comments made so far and is against the request.

2:58:04 PM Mary Pace also spoke opposed to the request, as it entails the only access for Southern Pines Drive.

2:59:18 PM Alex Grantt, a resident of East Terry Street, voiced his objection to the proposed project because of flooding. He is also concerned with the potential for accidents and damage to the reverse osmosis tanks.

3:05:02 PM Tracy Bean addressed a list of uses that they feel could be allowed and developed on the site, which include administrative offices, bus services Group I, and EMS.

3:07:15 PM Ms. Gress responded to concerns regarding traffic, and stated that this intersection would be at a LOS "B with the development as proposed.

3:15:54 PM Mohammad Shariati, the owner of the property, stated that he's been in this business for 20 years. He stated that they will be there to service the community so that people don't have to travel far for milk, water, soda, etc. It will not be a hangout, but rather an establishment to sell food to the community, in an area surrounded with housing. The proposed use will not generate any more traffic than that which already exists. No one will travel from Bonita Beach Road to their store. Ms. Gress, in response to Chairman Pastore, explained that they object to Condition A. 1., in which Staff has removed the convenience store.

3:20:44 PM Mr. Lamey concluded by stating that Staff has come up with a compromise that does allow for some use of the property while containing those intensive uses from commercial uses impacting the residential properties nearby. Denial of the uses does not deny the Applicant reasonable use of the property. Staff feels that there is a right place for higher commercial intensity in the City, but this is not the place. Furthermore, the Applicant does have property rights, however they must balance public safety considerations, which pertains to the well water nearby and the traffic issues.

Per the request of Board Member Pescosolido, Mr. Lamey clarified the uses. He stated that the Applicant would still be allowed to use the building for an office or retail type use. However, the use of

the convenience store and gas station would not be allowed. Mr. Block added that should the Zoning Board desire not to include convenience food and beverage store, that as part of the definition of convenience food and beverage store, gasoline service sales are listed as an ancillary facility and use as part of the convenience food. Self service fuel pumps have not been listed in the Schedule of Uses, therefore, gasoline sales would not be allowed as any of the permitted uses. Mr. Pescosolido questioned DEPs requirements for the installation and maintenance of underground gasoline tanks and the inventory control therewith. Mr. Lamey stated that his understanding is that at the time the Applicant would apply for the permit for the underground storage of oil, they have to go to DEP, at which time it would be reviewed. Zoning Staff does not get involved at that level.

Board Member Robert Incerpi stated that although he would agree that there is a need for some type of services in this area, there already exists two gas stations on Old 41. He addressed concerns with the potential for a convenience store use to become a hangout, and the concern of children using the nearby soccer fields. He is also concerned about truck and vehicle traffic as it relates to safety. He is against the use of a convenience store at this location.

Board Member James Brandreth stated he feels this road and intersection is too dangerous. He is against any time of development at that intersection at this time.

3:30:18 PM Mohsen Salehi, representing the City, addressed traffic, trip generation rates, etc. His review entailed consideration of nearby development/uses, i.e., Eagle Bay, the soccer fields, etc., which resulted in them requiring the Applicant to take into account all of these developments in conducting their TIS. Generally speaking all of these uses have much less of a potential for traffic than a higher intensity use such as a convenience store. He took 177 P.M. peak hour trips, and when added to the existing traffic on East Terry Street, the Level of Service remains well below LOS "E." Therefore, from a traffic standpoint the LOS is acceptable.

3:37:32 PM In response to Board discussion, City Attorney Vance suggested the inclusion of a condition to state that a development order cannot be obtained until certain transportation corrections are made, reflecting what it is they want corrected. Mr. Salehi addressed suggested improvements.

3:44:49 PM Board Member Incerpi made a motion to uphold Staff recommendation of approval; Board Member Pescosolido seconded; and the motion carried unanimously.

F.	4:00PM	CASE NO. DCI2006-00087
	CASE NAME:	LU BONITA SPRINGS LLC
	REQUEST:	Rezone approximately 2.2 ± acres from Agriculture (AG-2) to Commercial planned Development to permit a maximum of 110,000 square-feet of commercial uses, including but not limited to boat repair and service, mini-warehouse, and boat storage. Maximum proposed height of 55-feet.
	LOCATION:	The subject property is located at 27661 S Tamiami Trail (the property is located on the east side of US 41. S of the Imperial River.), in S33-T47S-R25E, Bonita Springs, FL.
	STRAP NO.:	33-47-25-B3-00254.0010
	SIZE OF PROPERTY:	2.20 ± acres

STAFF REPORT: Direct inquiries to Josh Philpott, AICP, Senior Planner, (239) 533-8365, at the Lee County Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

4:38:53 PM City Attorney Audrey Vance introduced the case, read the request into the record, and placed all witnesses under oath.

4:41:45 PM Neysa Borkert, representing the Applicant, furnished a brief overview of the request, as reflected in the Staff Report.

4:46:45 PM Wayne Arnold, also representing the Applicant, addressed the site plan, consistency with the Comprehensive Plan, the Master Concept Plan, surrounding uses, etc. *** The initial plan depicts indoor self storage with boat storage to the rear. The alternative plan was requested by Staff because in their original Schedule of Uses the Applicant wanted to keep the ability to have office and retail on the site because of possible market changes to be able to respond to the market without having to go through a year long zoning process, therefore, the minimal amount of office and retail is reflected in the alternate plan. Their access point is reflected as being as far south on the site as possible. There is also an area near U.S. 41 that will be water management and a restored wetland area. These are primary features of the site that will not change.

The site is located in the General Commercial land use category that allows a host of retail commercial, office and some light industrial uses. The proposed indoor self storage and office and retail is compatible and consistent with the future land use element. They have also reviewed the request in relation to the Coastal and Conservation elements, and as conditioned, the request is consistent with these elements. The request would also result in a low trip cap and traffic generators under both scenarios. The request is also consistent with the transportation element of the Comprehensive Plan. The Applicant supports Staff's recommended conditions, as revised. He explained that the proposal entails an indoor boat storage facility that is designed so that small boats are stored on their trailers in vertical racks inside the building. When someone comes to pick up their boat they would drive up in their vehicle at which point the boat would be loaded down onto the trailer that's attached to one's vehicle and they would drive away. No onsite maintenance will be permitted.

4:51:55 PM Alicia Lewis, with Boylan Environmental, also representing the Applicant, addressed the environmental aspects of the site. She explained that the total 2.23 acre site consists of 1.44 acres of uplands, and 0.89 acres of wetlands. The uplands are located along the eastern portion of the site. There is also a pine flatwoods area to the northeast, and an Australian pine area to the south, both of which consist of a considerable amount of exotic infestation, including Brazilian and melaleuca. The wetlands total 0.89 acres and run along the western side of the property, and include melaleuca and scrub areas. The site will be required to go through permitting with the ACOE and the SFWMD, at which time any impacts will be required to be mitigated. The Applicant is in agreement will all of the environmental conditions set forth by Staff, which she briefly expanded on.

4:54:00 PM Michale Delate, with Q. Grady Minor and Associates, addressed the water management. aspects of the request, which will provide 150% water quality, because of its proximity to Outstanding Florida Waters. They also concur with Transportation Staff on their recommendations.

4:55:57 PM Josh Philpott, Zoning Division, addressed the Staff Report. He explained that the major concern regarded compatibility between the storage facility and the residential units on Arroyal. Referring to an aerial photograph he addressed the surrounding uses, noting that to the east there are no single-family homes. Across Arroyal Road is the first residential subdivision that is approximately 700 feet away. The Applicant is proposing a mini-warehouse facility and a 55-foot high boat storage facility. The major concern for Staff regarded compatibility between the boat storage facility and those residential uses.

The proposed boat facility will be approximately as tall as the trees on the site. To address this, Staff has included conditions to enhance the architectural elevation from Arroyal, as well as increase landscaping. Given the distance, it will result in a very minor impact to those residential uses to the east.

4:59:21 PM The other concern regarded access. Initially the Applicant attempted to provide a connection between the Lee County property joint access with the Lee County boat ramp and the subject property. However, Lee County Parks and Recreation that manages the property was not receptive to that proposal, so the Applicant has provided a southern access on the southernmost portion of the property, along with a joint access agreement to the property to the south, thereby limiting the number of access points on U.S. 41. This is a condition in the Staff Report which the Applicant has agreed with.

5:00:16 PM He next addressed the three deviations as requested by the Applicant, all of which Staff has recommended be approved.

No public comments were made.

5:09:23 PM Board Member Incerpi made a motion to uphold Staff's recommendation of approval, as conditioned; Board Member Pescosolido seconded; and the motion carried unanimously.

VI. APPROVAL OF MINUTES: 06/06/08 & 06/20/08

Chairman Pastore motioned approval of the minutes; Board Member Incerpi seconded; and the motion carried unanimously.

VII. ADJOURNMENT

There being no further cases to address, the meeting adjourned at 5:11 P.M.

Respectfully submitted,

Debra Filipek, Recording Secretary

APPROVED:
ZONING BOARD

Date: 11-7-08
AUTHENTICATED:

Pete Pastore, Chairman

Dianne J. Lynn, City Clerk

BONITA SPRINGS, FLORIDA
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING DIVISION
STAFF REPORT

TYPE OF CASE: **PLANNED DEVELOPMENT/DCI**
CASE NUMBER: **DCI2006-00087**
HEARING DATE: **August 1, 2008**

APPLICATION SUMMARY:

Applicant: LU Bonita Springs, LLC in ref to LU Bonita Springs CPD

Request: Rezone approximately 2.2 acres from Agriculture (AG-2) to Commercial Planned Development (CPD) to permit a maximum of 110,000 square-feet of commercial uses, including but not limited to boat repair and service, mini-warehouse, and boat storage. Maximum proposed height of 55-feet.

Location: The subject property is located at 27661 S Tamiami Trail(The property is located on the east side of US 41. S of the Imperial River.), in S33-T47S-R25E, Bonita Springs, FL.

Future Land Use Plan Designation:	General Commercial
Current Zoning:	Agriculture (AG-2)
Use of Subject Property:	Undeveloped
Road Classification:	State-maintained arterial (US-41)

Surrounding Zoning & Land Use		Future Land Use
North:	Imperial River Boat Ramp zoned Residential Multi-Family (RM-6)	Recreation
East:	Florida Department of Transportation stormwater retention pond zoned Agriculture (AG-2)	Moderate Density Single-Family
South:	Undeveloped land zoned Agriculture (AG-2)	General Commercial
West:	US-41 a six lane divided highway	General Commercial

Size of Property: 2.25 ± acres

RECOMMENDATION:

Staff recommends **APPROVAL** of the Applicant's request for rezoning from Agriculture (AG-2) to Commercial Planned Development (CPD), with the following conditions and deviations:

Conditions

1. The development of this project must be consistent with the 6-page Master Concept Plan entitled "LU/Bonita Springs CPD," stamped received May 19, 2008, last revised May 2008, except as modified by the conditions below. This development must comply with all requirements of the Bonita Springs LDC at time of local Development Order Approval,

except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

An Alternative Master Concept Plan showing the site plan for office of retail uses must be submitted and reviewed prior to final zoning action before the Zoning Board.

2. The following limits apply to the project and uses:

   a. Schedule of Uses

   ACCESSORY USES AND STRUCTURES
   ADMINISTRATIVE OFFICES
   BOAT REPAIR AND SERVICE
   BOAT STORAGE, DRY (MAXIMUM 100 SLIPS)
   ENTRANCE GATES
   ESSENTIAL SERVICES
   EXCAVATION, WATER RETENTION
   FENCES, WALLS
   MINI-WAREHOUSES
   OFFICE, GENERAL (See Condition 1)
   RETAIL, SPECIALTY Groups I-IV (See Condition 1)
   STORAGE, DEAD
   SIGNS, IN CONFORMANCE WITH THE LDC
   WAREHOUSE (PUBLIC)

   b. Site Development Regulations

Minimum Lot Width:	300 Feet
Minimum Lot Depth:	250 Feet
Minimum Lot Area:	2.2 acres
Street Setback:	25 Feet
Side Setback:	15 Feet
Rear Setback:	10 Feet (See Deviation 2)
Maximum Height:	
Retail/Office:	35 Feet
Mini-Storage:	45 Feet
Boat Storage:	55 Feet
Maximum Lot Coverage:	80 Percent
Minimum Open Space:	.45 Acres

Environmental

3. Prior to local development order approval, if jurisdictional wetlands are impacted , the applicant must submit the appropriate permits from South Florida Water Management District prior to local development order approval and U.S. Army Corp of Engineers permits prior to land clearing approvals.

4. Prior to local development order approval, the development order plans must delineate a minimum of 0.45 acres as open space.

5. Exhibit IV-I Conceptual Surface Water Management Plan and Exhibit IV-F Conceptual Landscape and Open Space Plan are conceptual except as conditioned in the zoning resolution. Prior to local development order approval, drainage and landscape plans

meeting zoning resolution conditions and the Land Development Code must be submitted for the City of Bonita Spring Environmental Sciences staff review and approval.

Prior to local development order approval, development order paving, grading, and drainage plans and landscape plans must depict the use of green infrastructure in the stormwater design to soften the transition from adjacent property to development improvements. Design techniques to include; but not limited to,:

- retaining walls may only be used around the dry detention under the boat storage building, along the edge of pavement, and along the exterior of the detention area abutting north property line up to 100 feet from the right of way line. A retaining wall may not be proposed along the north property line abutting the culvert/bridge structure on the adjacent property to the north.

- The north facing side of the retaining wall along the north property line, south facing side of the retaining wall along the south property line and west facing side of the retaining wall along the parking, if proposed, must be covered with fill and sloped from top of wall to natural grade at the property line.

- use of gradually sloping berms and swales to soften the proposed dry detention elevation transition from property line to proposed impervious surfaces along the right of way and northwest corner abutting the culvert/bridge structure

- the flow of water within and through the contiguous wetlands and swale systems is not impeded by the proposed improvements

- required plantings within the buffers and dry detention must be installed at locations and sizes to shield any proposed retaining walls from view of the right of way

- detention areas and slopes of swales planted with 100% native, salt tolerant groundcover, shrubs, and tree species

Prior to local development order approval, development order plans must provide at minimum cross sections depicting proposed interface between:

- the north property line and impervious surface

- the culverts/bridge structure and impervious surface in the northwest corner

- the east property line and impervious surface

- the south property line and impervious surface

6. Prior to local development order approval, landscape plans must depict the location of the perimeter planting areas in substantial compliance with Exhibit IV-F Conceptual Landscape and Open Space Plan. In addition, all proposed parking islands must be planted per Land Development Code 3-416(B) perimeter planting standards. All required perimeter planting areas must include suitable canopy trees (minimum 14 feet height) and/or Sabal palms clusters (minimum of 3 palms per cluster and planted in staggered heights a minimum 10-20 feet clear truck (c.t.) varying height, spaced at a maximum of 4 feet on center) to soften the height of buildings. Perimeter planting trees may be use to meet general tree requirement.

Traffic

7. Relocation of the proposed project's US 41 access point at 354.4' (from the centerline of the park entrance to the north to the centerline of the proposed project driveway) subject to FDOT approval and any additional FDOT acceptable connection separation requirements .

8. Prior to local development order approval, a cross access easement to the adjacent property, to the south, must be recorded in order to accommodate a shared driveway and interconnection between the two properties.

9. The PM Pk Hour trip cap not to exceed 100 trips. The current PM Pk Hour Traffic for the more intense of the two development parameters indicate 71 PM Pk Hr trip for 15,000 Sq Ft Shopping Center (LUC 820) and 10,000 Sq Ft of General Office (LUC 710) per the applicant's July 3, 2007 TIS.

10. The buffer along the eastern property line must be consistent with Conceptual and Landscape and Open Space Plan attached as sheet 6 of the Master Concept Plan referred to in Condition 1.

11. Overhead doors are not permitted on the eastern building elevation.

12. The eastern facing facade of the Dry Boat Storage building must meet the primary facade requirements outlined in LDC Section 3-600.

13. The dry boat storage must consist of boast stored on their trailers. A maximum of 100 dry boat slips are permitted. Boats must be stored on their trailers.

14. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC Section 34-2174(a), except as approved by Deviation 2.

15. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Bonita Springs LDC may be required to obtain a local development order.

16. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Bonita Springs Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

Deviations

1. From Section 3-416(B) and LDC Section 3-607(B)(5)(a)vi. or (b)ii. which requires building perimeter landscape plantings equal to 10-percent and 15-percent of the building footprint abutting all sides of the building to allow a portion of the required plant material on the north, west and south sides of the self storage and boat storage buildings to be displaced as shown on the conceptual landscape and open space plan. Where building ingress and egress points prohibit landscape material installation the total perimeter planting area provided shall equal 15% of the building footprint. This deviation is applicable only for the indoor self storage or boat storage facility uses.

Due to the access required for the mini-warehouse and boat storage areas the applicant is requesting a deviation from the perimeter planting requirement of the Land Development Code. The applicant will be installing the same plant material that is required, however, the material will not be directly adjacent to the buildings. This deviation is common where similar storage facilities are constructed with direct access to the storage units from the outside. Staff APPROVES the requested deviation.

2. From Sections 34-935(b)(1)b and 34-935(b)(1)e which provide for minimum building setbacks from property boundaries to allow a 10-foot setback from the eastern property line.

The requested deviation is to allow a minimum 10-foot setback for a 55-foot tall Dry Boat Storage building along the eastern property line. The reduced setback will be adjacent to an existing stormwater management lake for US-41. The reduced setback will not have any affect on surrounding uses. Staff recommends APPROVAL of the requested deviation.

3. From Section 34-2020(3)(g) which requires mini-warehouses to provide one parking space per 25 storage units to allow provision of one parking space per 100 storage units.

The applicant is requesting a deviation from the parking requirement for mini-warehouse facilities. Due to the low traffic generated by these uses, even during peak use periods, staff finds the parking requirement is generally excessive. Additionally, the required parking for the boat storage facility will, mostly likely, be rarely used. Due to the boat storage facility storing boats on the trailers, and not having direct access to a waterbody, users of the boat storage facility will be required to trailer their boats offsite prior to use. This will greatly reduce the need for the parking spaces required for the storage facility. Staff finds that the requested deviation is appropriate and has recommended APPROVAL.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of planned development rezonings, staff makes the following findings and conclusions:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Bonita Springs Comprehensive Plan, the Land Development Code, and other applicable codes and regulations.

2. The requested zoning, as conditioned:

   a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b) is consistent with the densities, intensities and general uses set forth in Policies 1.1.14, 1.1.22, .14.2, and Objective 1.11 of the Bonita Springs Comprehensive Plan;

   c) is compatible with existing or planned uses in the surrounding area; and

   d) will not adversely affect environmentally critical areas or natural resources.

3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.

4. Urban services, as defined in the Bonita Springs Comprehensive Plan, are available and adequate to serve the proposed land use.

5. The proposed use or mix of uses is appropriate at the subject location.

6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.

7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

8. The deviations granted, as conditioned:

   a) enhance the objectives of the planned development; and

   b) preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

Introduction

The subject property consists of approximately 2.2 acres located south of the Imperial River Boat Ramp on the east side of US-41. The subject property is zoned Agriculture (AG-2) and is currently undeveloped.

The applicant is requesting a rezoning to permit the construction of a minim-storage and dry boat storage facility. The proposed mini-storage facility is proposed towards the center of the property and will include a administrative office. The propose mini-warehouse facility will be approximately 45-feet in height and will allow for internal access to the storage units with no overhead garage doors along the north, west or south sides of the building. The applicant is also proposing a 55-foot tall dry boat storage facility that will provide storage for a maximum of 100 boats. This unique boat storage facility is proposed to store the boat and trailer, together, on the rack. This design will require the users of the boat storage facilities to trailer their boat from the subject property to a boat ramp. This will reduce the need for parking of vehicle typically associated with boat storage facilities, due to the boat not being launched on-site.

The applicant requested an alternative development concept with a maximum fo 25,000 square-feet of office uses or 15,000 square-feet of retail uses. Staff has few concerns regarding the requested commercial and offices uses on the subject property. However, staff has included a condition requiring the applicant to provide a Master Concept Plan which depicts that development prior to Zoning Board action (See Condition 1).

To the north of the subject property is the Imperial River Boat Ramp, which is owned and operated by Lee County Parks and Recreation. To the east of the subject property is a stormwater retention pond maintained by the Florida Department of Transportation. The property immediately south is currently undeveloped and is zoned Commercial (C-1A).

Master Concept Plan

The proposed Master Concept Plan shows the proposed site design for the development of the mini-warehouse and boat storage facility. The 100,000 square-foot mini-warehouse facility is located in the center of the subject property and will have a maximum height of 45-feet. The mini-warehouse building will have overhead doors on the northern, eastern and southern

portions of the building. The second, third and forth floors will all have internal storage units.

The proposed dry boat storage facility will provide storage for a maximum of 100 boats. The boat rack system will be designed to store the boats, and their respective trailers, on the racks. This will allow users to easily trailer the boats off-site for use.

The applicant has provided a planting plan which is included with the Master Concept Plan. This plan illustrates the open space provided, specific planting material, and the increased planting area provided for Deviation 1.

Bonita Springs Comprehensive Plan Considerations

The subject property is located within the General Commercial Future Land Uses designation.

> Policy 1.1.14: General Commercial - Intended to accommodate a wide range of commercial uses serving the general population of the City. This designation recognizes, but is not specifically limited to, properties that have been developed, have received development approval or have been zoned for commercial use prior to the adoption of the Comprehensive Plan.
>
> a. Appropriate uses include a wide range of commercial retail and service uses for residents and visitors; hotels/motels; offices; light industrial uses; schools; recreation; public and semi-public uses; multi-family uses up to 10 units per acre; and mixed residential and commercial use in planned developments.
>
> b. If affordable housing is provided, residential density may be increased by up to five additional units per acre.
>
> c. Maximum allowable height of structures shall he 75 feet from the base flood elevation to the eaves except that no new structures or modification of existing structures located on the islands west of the mainland may be constructed in excess of 35 feet in height.
>
> d. Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.

The General Commercial Future Land Use category is one of the most intense categories in the Bonita Springs Comprehensive Plan, allowing for intense commercial, light industrial or even high density residential uses. The proposed rezoning consists of a mini-warehouse storage facility along with a dry boat storage facility which is intended to serve the citizens of the City of Bonita Springs. The proposed boat storage facility will store the boats on their trailers in a rack system. The boat storage building is proposed at a maximum height of 55-feet, below the maximum height of 75-feet permitted. The proposed development has a Floor Area ratio of approximately 1.06. The proposed office and retail uses are promoted within the General Commercial Future Land Use and will remain significantly below the permitted 1.2 Floor Area Ratio. Staff finds the proposed development is CONSISTENT with Policy1.1.14 of the Comprehensive plan

> Policy 1.1.22: In order to minimize incompatibility when commercial, industrial or more intensive land uses share a common boundary with residential land uses, lower intensity uses shall be located adjacent to residential uses and the Land Development Code shall include provisions for buffering in the form of fences, walls, vegetation or spatial buffers to minimize the impacts upon the residential use.

Although the subject property is not directly adjacent to any residential uses, staff and the applicant have worked together to minimize the compatibility concerns relating to the development. The proposed boat storage building will block the view of the site from the residential uses along Arroyal Road. Staff has included a condition requiring a enhanced buffer to be located along the eastern portion of the subject property. The eastern facing facade of the boat storage building will be enhanced to meet specific architectural requirements (See Condition12). Although there is no site plan depicting it, the proposed office and retail components will have a significantly lower building height and will be located more centrally on the subject property. The office and retail uses will reduce the compatibility concerns created by the proposed boat storage facility and will comply will buffering and architectural requirements outlined in the Land Development Code. Staff finds the requested rezoning, as conditioned, is CONSISTENT with Policy 1.1.22 of the City of Bonita Springs Comprehensive Plan.

> Objective 1.11: Development orders and permits for new development or redevelopment shall be issued only if public facilities and services necessary to meet the City's adopted Level of Service (LOS) standards are available concurrent with the impacts of the development.

The subject property will have access to, and will connect to public water and sewage services. The additional traffic generated by the proposed development will not degrade the existing Level of Service for this section of US-41. This development must comply with the concurrency requirements in place prior to local development order approval. Staff finds the proposed rezoning is CONSISTENT with Objective 1.11 of the City of Bonita Springs Comprehensive Plan.

> Policy 1.14.2: The City will allocate moderate to high densities adjacent to compatibly developed areas of the City to encourage in-fill, development and redevelopment west of 1-75.

The subject property is located along US-41, an arterial roadway in The City of Bonita Springs. The proposed rezoning is consistent with the existing future land use Designation. This property is anticipated to provide intense commercial uses for the citizens of Bonita Springs. This area of the city is developed with a mixture of commercial uses along US-41 with few undeveloped parcels, this being one of them. The requested rezoning is CONSISTENT with Policy 1.14.2 of the City of Bonita Springs Comprehensive Plan.

Neighborhood Compatibility

The subject property is adjacent to public uses to the north and east with vacant undeveloped land to the south. Although not directly adjacent, residential uses are approximately 750-feet east of the subject property. The major compatibility concern for staff related to the proposed 55-foot high dry boat storage facility.

Due to the property to the east being a water retention pond for the Florida Department of Transportation the residential uses to the east are the major compatibility concern for staff. The applicant is proposing a 55-foot tall boat storage building which will be visible from the residential uses along Arroyal Road. Staff and the applicant have agreed to include several conditions to reduce the impact from the development on those residences.

First, staff has included a condition requiring the applicant to provide architectural enhancements to the eastern portion of the proposed boat storage building. These enhancements will include features such as false windows, awnings and other decorative architectural features. The rear wall will also be constructed with recesses and projections to break up the length of the wall (See

Condition 12).

Secondly, staff has included a condition requiring the applicant to install a landscape buffer along the eastern property line to provide a visual break of the building. The Land Development Code doesn't require a buffer in this situation but staff included the condition to minimize the impact on the nearby residences. This buffer will be planted with trees and shrubs and will visually soften the proposed development (See Condition 10).

The proposed rezoning will have a minimal affect on the other surrounding land uses.

Lee County Parks and Recreation reviewed the requested rezoning and no objection.

Staff finds that the proposed rezoning, as conditioned, is compatible with the surrounding neighborhood.

Environmental Issues

The subject property is currently consists of approximately .85 acres of wetlands which are designated as Evaluated Wetlands as designated by the Comprehensive Plan. The proposed rezoning is development will impact the existing disturbed wetland. Lee County Environmental Sciences reviewed the proposed rezoning and prepared a staff report outlining their concerns (See Attachment C).

Transportation

Access to the subject property will be provided by US-41, a state maintained road. The proposed access point is located along the southern portion of the subject property. This location provides the greatest distance between the proposed access point and the Imperial River Bridge.

Staff has included a condition requiring the applicant to record a joint access easement along the southern portion of the subject property. This will allow for a shared access point for the subject property and the adjacent property to the south, thereby reducing the overall driveways along US-41(See Condition 8).

Lee County Department of Transportation reviewed the proposed rezoning and found that the proposed development will create an additional 71 PM Peak Hour Trips. This section of US-41 currently operates at Level of Service "B". With the additional trips generated by the proposed rezoning, US-41 will remain at a Level of Service "B" at buildout in 2010. A copy of the Lee County Department of Transportation Memo is attached as Attachment "D."

Mohsen Salehi, a transportation consultant for the City of Bonita Springs, has reviewed the proposed rezoning and has no objection. A copy of the email listing the proposed conditions he has proposed has been attached (See Attachment E). His proposed conditions have been included in the staff report.

SUBJECT PROPERTY

A. The applicant indicates the STRAP number is: 33-47-25-B3-00254.0010

ATTACHMENTS

A. Map of surrounding zoning

B. Master Concept Plan
C. Environmental Sciences Staff Report
D. Lee County Department of Transportation Memo
E. Email regarding traffic impacts from Mohsen Salehi

EXHIBITS

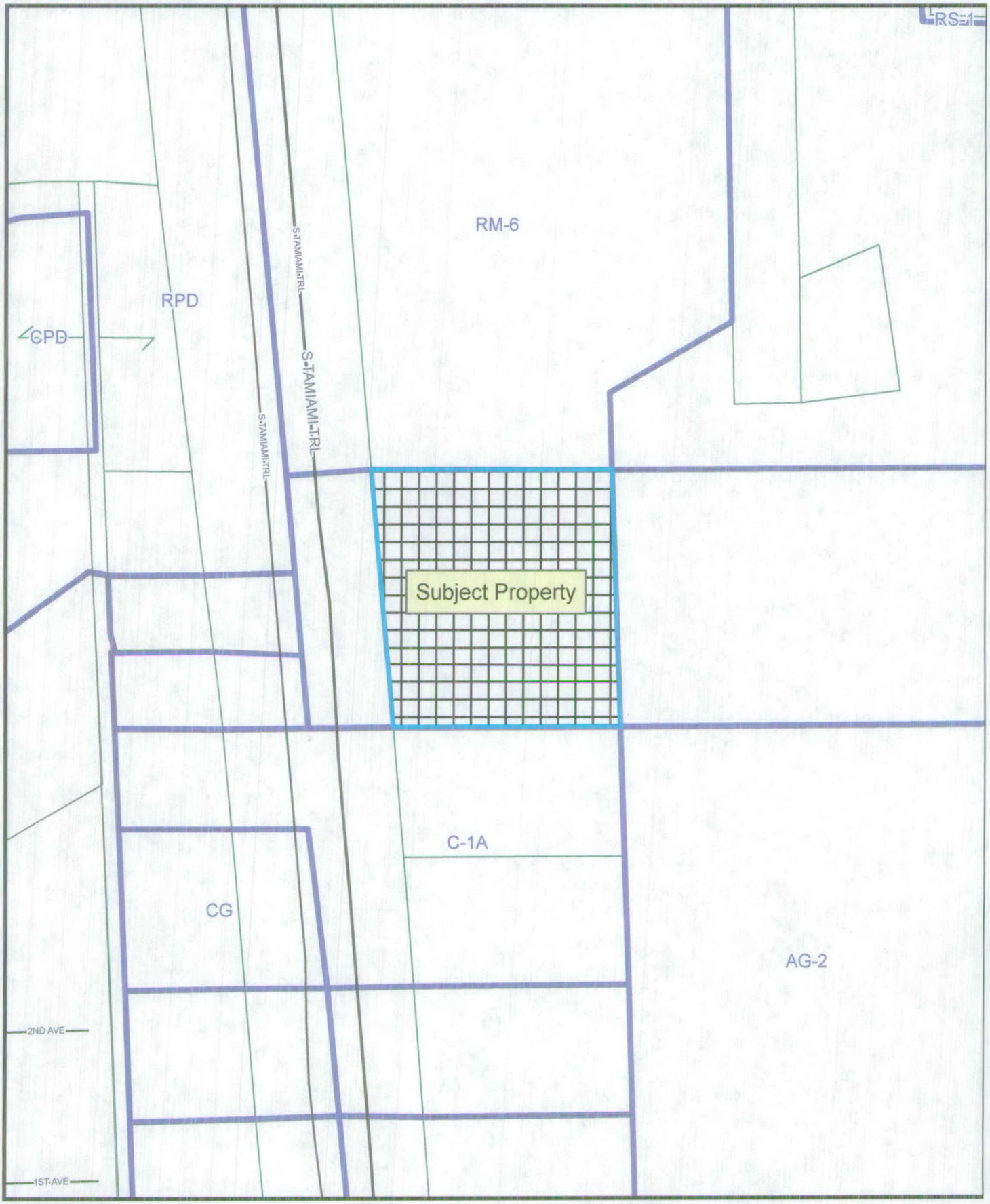
A. Legal Description

cc: Applicant
City Attorney
DCI Zoning file
DCI Planner file

Attachment "A"
Zoning Map

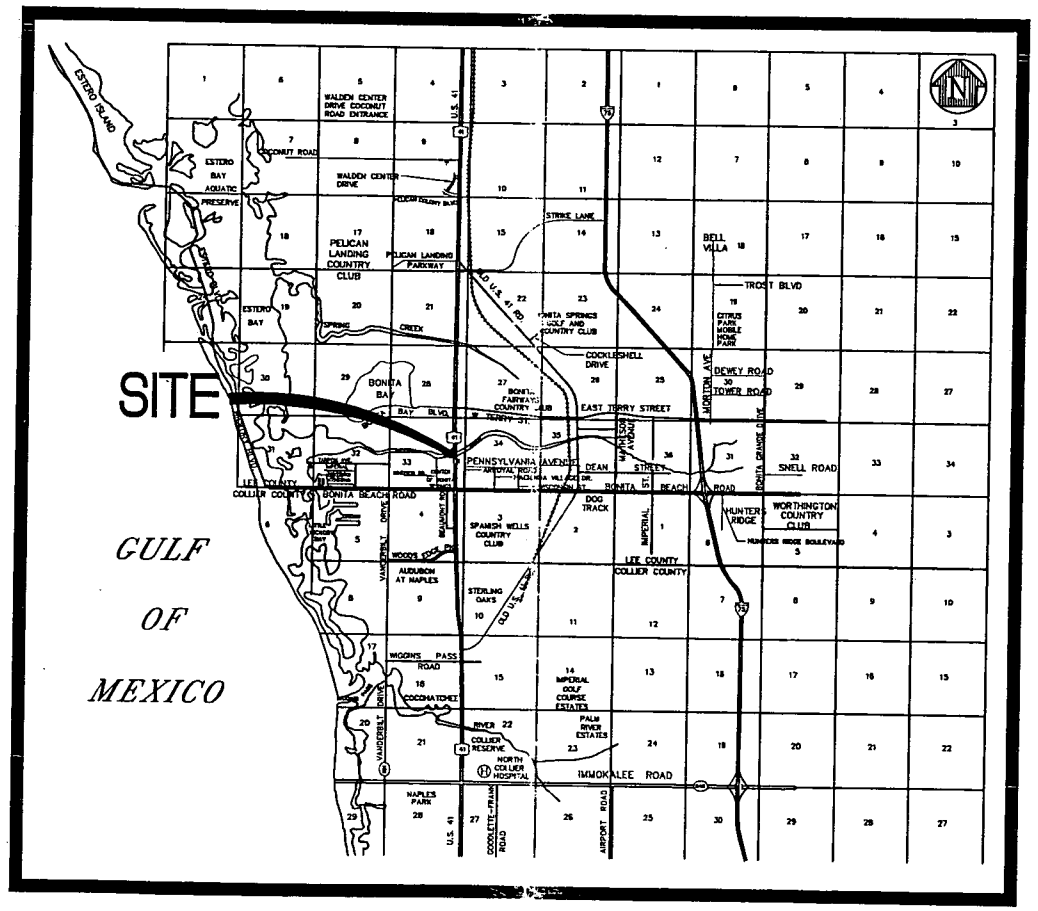
DCI2006-00087

7/17/2008



LU/BONITA SPRINGS CPD

LOCATED IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



LOCATION MAP

RECEIVED
MAY 19 2008
COMMUNITY DEVELOPMENT

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWINGS
2.	MASTER CONCEPT PLAN
3.	CONCEPTUAL SURFACE WATER MANAGEMENT PLAN
4.	GENERAL NOTES
5.	AERIAL
6.	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

OWNER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-4380 ■ NORTH PORT (941) 426-5858
WWW.GRADYMINOR.COM

EXHIBIT II-D
DCI2006-00087

DESIGN BY: SJU
DRAWN BY: SJU
APPROVED: DWA
DATE: AUGUST 2006
REVISION DATE: MAY, 2008
FILE NAME: IRBSZ MCP-5
DRAWING NUMBER: 1 OF 6

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G:\PROJ - PLANNING DWGS\LU BONITA SPRINGS CPD\IRBSZ MCP-5.dwg, 5/13/2008 9:54:51 AM, \\termserver3a\Canon iR6570 PCL6

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

5' BUFFER PER LDC

LOADING AND SERVICE AREA

Covered Unloading

INDOOR SELF STORAGE
4 STORY (NOT TO EXCEED 45')

Office

BOAT STORAGE
(NOT TO EXCEED 55')

15' BUFFER PER LDC

NO BUFFER PER LDC (10' BUFFER PROVIDED)

LOADING AND SERVICE AREA

LOADING AND SERVICE AREA

10.0'

5' BUFFER PER LDC

POTENTIAL INTERCONNECT

EXISTING USE: VACANT
EXISTING ZONING: C-1A

EXISTING USE: VACANT
EXISTING ZONING: AG-2

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2

U.S. 41 (S.R. 45) TAMIAMI TRAIL (ARTERIAL ROAD)
(RIGHT-OF-WAY WIDTH VARIES)

345.4'

681.2'

E.O.P.

EASTERLY RIGHT OF WAY LINE

N

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COMMUNITY DEVELOPMENT

DCI2006-00087

1. DEVIATIONS

OPEN SPACE = 26,126 SQ. FT.

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
6	5/08	Revise Cross Sections WMP	SU
5	3/08	Revise Parking and Detention Area	SU
4	1/08	Add Parallel Parking	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 25' 50'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 50'

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LU/BONITA SPRINGS CPD

EXHIBIT IV-F
MASTER CONCEPT PLAN

DATE: AUGUST 2006 | FILE NAME: IRBSZ MCP-5 | DRAWING NUMBER 2 OF 6

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OWNER/DEVELOPER	Revision	Date	Description	By
LU BONITA SPRINGS, LLC 800 FRONTAGE ROAD NORTHFIELD, ILLINOIS 60093	1	1/2/07	Per County Comments	SU
	2	3/07	Per County Comments	SU
	3	6/07	New Site Plan	SU
	4	1/08	Add Parcel Parking	SU
	5	3/08	Revise Parking and Detention Area	SU
	6	5/08	Revise Cross Section& Map	SU

DESIGNED BY: GCM	SCALE: 1" = 50'	DATE: AUGUST 2006
DRAWN BY: SU	JOB CODE: IRBSZ	FILE NAME: RSZ MP-5
APPROVED: DWA		DRAWING NUMBER: 3 OF 6

Q. GRADY MINOR & ASSOCIATES, P.A.
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EXHIBIT IV-1
CONCEPTUAL SURFACE WATER MANAGEMENT PLAN

LU/BONITA SPRINGS CPD

DCI2006-00087

RECEIVED
MAY 19 2008
COMMUNITY DEVELOPMENT

NORTH

N

681.2'

345.4'

EASTERLY RIGHT OF WAY LINE

E.O.P.

U.S. 41 (S.R. 45) TAMIAMI TRAIL (ARTERIAL ROAD)
(RIGHT-OF-WAY WIDTH VARIES)

℄

POTENTIAL INTERCONNECT

EXISTING USE: VACANT
EXISTING ZONING: C-1A

9' BUFFER PER LDC

LOADING AND SERVICE AREA

INDOOR SELF STORAGE
4 STORY (NOT TO EXCEED 45')

Office

Covered Unloading

15' BUFFER PER LDC

DRY DETENTION

CONTROL STRUCTURE

SPREADER SWALE

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RA-6

NO BUFFER PER LDC (10' BUFFER PROVIDED)

DETENTION AREA

LOADING AND SERVICE AREA

BOAT STORAGE (NOT TO EXCEED 55')

CROSS-SECTION
UNDER BUILDING DETENTION AREA
N.T.S.

FOUNDATION DESIGN BY OTHERS

RIP-RAP BOTTOM OF DETENTION AREA

EXISTING USE: VACANT
EXISTING ZONING: AG-2

PERIMETER BERM

PL

DRIVEWAY

LENGTH, WIDTH AND HEIGHT OF DETENTION AREA TO BE DETERMINED AT TIME OF DEVELOPMENT ORDER

OPEN RACKS FOR BOAT STORAGE

SECTION C
N.T.S.

SPREADER SWALE

RETAINING WALL

RETAINING WALL

LANDSCAPE BUFFER

EXISTING IMPERIAL RIVER BOAT PARK

10' NATIVE PLANTING

DETENTION BOTTOM

PARKING AREA

SECTION B
N.T.S.

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2

RETAINING WALL

DRY DETENTION AREA

15' LANDSCAPE BUFFER

U.S. 41 R.O.W.

33' NATIVE PLANTING

PARKING AREA

SECTION A
N.T.S.

RETAINING WALL

15' LANDSCAPE BUFFER

U.S. 41 R.O.W.

33' PRESERVE NATIVE PLANTS

PARKING AREA

WATER MANAGEMENT NARRATIVE:

STORMWATER RUNOFF FROM THE DEVELOPED SITE WILL BE COLLECTED AND DIRECTED TO A DRY PRE-TREATMENT AREA. ONCE PRE-TREATMENTWATER QUALITY VOLUMES ARE ACHIEVED, THE STORMWATER WILL OVERFLOW INTO AN UNDER BUILDING DETENTION AREA. THE UNDER BUILDING DETENTION WILL BE PROVIDED UNDER THE BOAT STORAGE BUILDING ONLY. THE BOAT STORAGE STRUCTURE WILL PROVIDE RACKED BOAT STORAGE AND WILL HAVE NO FLOOR. THE BUILDING WILL BE ACCESSIBLE ALONG THE ENTIRE DRIVEWAY LENGTH (ON THE WEST SIDE OF THE BUILDING ON CURRENT PLAN). OFF-SITE DISCHARGE WILL BE CONTROLLED WITH A DRAINAGE STRUCTURE THAT DISCHARGES TO THE NORTH VIA AN ON-SITE SPREADER SWALE.

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE, MAXIMUM 100)
MINI-WAREHOUSES (INDOOR SELF STORAGE, MAXIMUM 1,000 STORAGE UNITS)
OFFICE, GENERAL
RETAIL, SPECIALTY (GROUPS 1-4)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
STRAP NUMBERS:	01-48-25-B1-00002.0040
ADDRESS:	27661 SOUTH TAMIAMI TRAIL
TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)
OPEN SPACE	
REQUIRED:	0.45± ACRES (20%) 2.25 AC. X 20% = 0.45 ACRES
PROVIDED:	0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)	

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO TEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW A PORTION OF THE REQUIRED PLANT MATERIAL ON THE NORTH, WEST AND SOUTH SIDES OF THE SELF STORAGE AND BOAT STORAGE BUILDINGS TO BE DISPLACED AS SHOWN ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN. WHERE BUILDING INGRESS AND EGRESS POINTS PROHIBIT LANDSCAPE MATERIAL INSTALLATION THE TOTAL PERIMETER PLANTING AREA PROVIDED SHALL EQUAL 10% OF THE BUILDING FOOTPRINT. THIS DEVIATION IS APPLICABLE ONLY FOR THE INDOOR SELF STORAGE AND BOAT STORAGE FACILITY USES. (PLEASE REFER TO CALCULATION ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN).

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A 10-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 20-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2020(3)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.
2. LEE TRAN ROUTE 150 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.

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DEVELOPMENT STANDARDS

MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET (BOAT STORAGE), 45 FEET MINI WAREHOUSE (INDOOR SELF STORAGE), 35 FEET OFFICE OR RETAIL
MAXIMUM LOT COVERAGE:	80%
MAXIMUM BUILDING AREA:	
INDOOR STORAGE / BOAT STORAGE	100,000 SQUARE FEET INDOOR SELF STORAGE AND 100 DRY BOAT STORAGE SPACES OR
OFFICE / RETAIL	25,000 SQUARE FEET*

*LIMITED TO A MAXIMUM OF 15,000 SQUARE FEET OF RETAIL

SETBACKS

	PROPOSED
NORTH	20'
SOUTH	25'
EAST	10'
WEST	25'

LEGAL DESCRIPTION:

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

DCI2006-00087

OWNER/DEVELOPER
LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
4	11/07	Revise Deviations	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

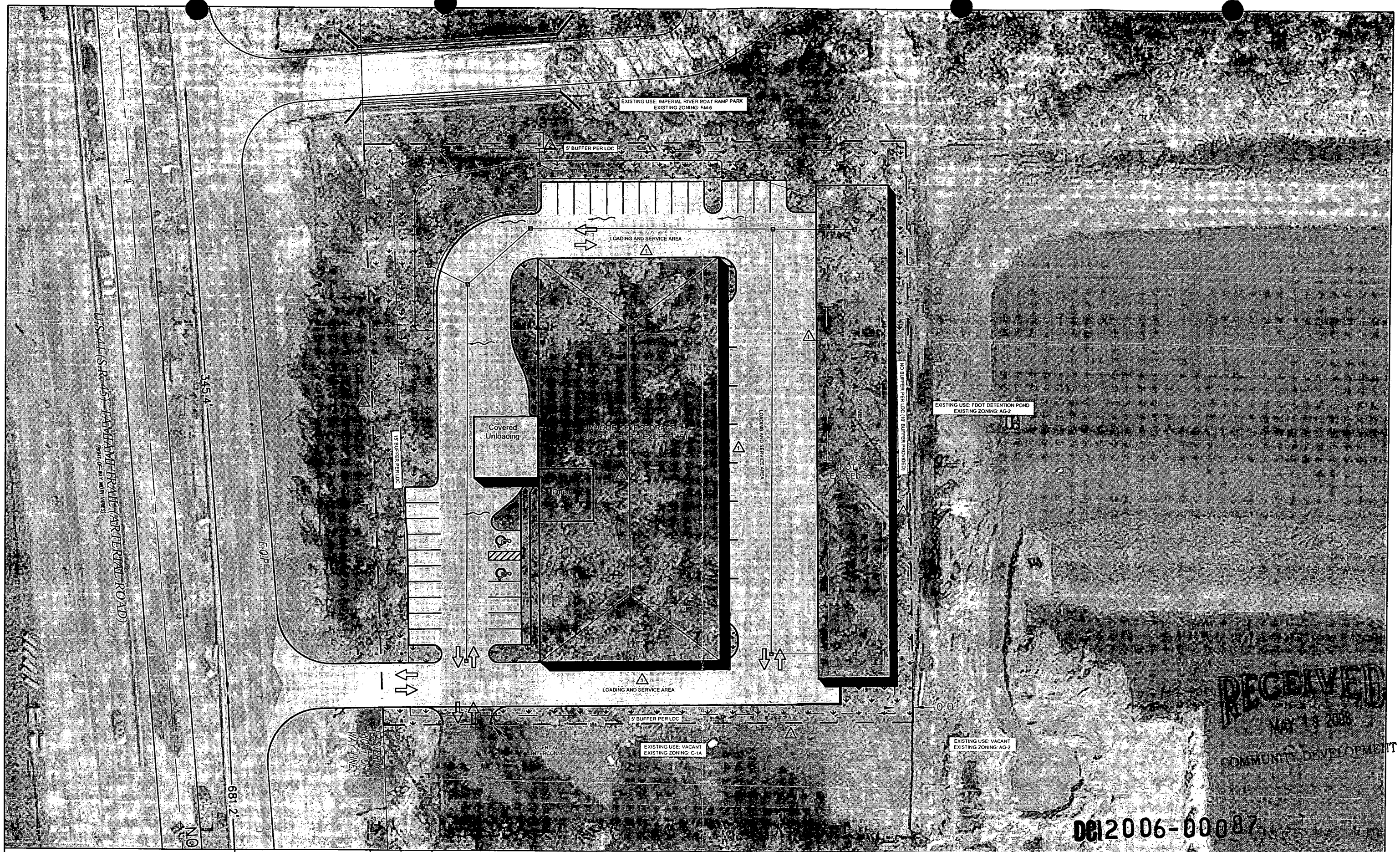
DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: N.T.S.

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS ▪ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ▪ FORT MYERS (239) 690-4380 ▪ NORTH PORT (941) 426-5858
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV-F
GENERAL NOTES

DATE: AUGUST 2006
FILE NAME: RBSZ MCP-5
DRAWING NUMBER 4 OF 6



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NOV 13 2006
COMMUNITY DEVELOPMENT

DCI2006-00087

DCI2006-00087

DATE AERIAL FLOWN: JANUARY 2006

OWNER/DEVELOPER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
6	5/08	Revise Cross Sections WMP	SU
5	3/08	Revise Parking and Detention Area	SU
4	1/08	Add Parallel Parking	SU
3	8/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH

0' 25' 50'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 50'

Q. GRADY MINOR & ASSOCIATES, P.A.
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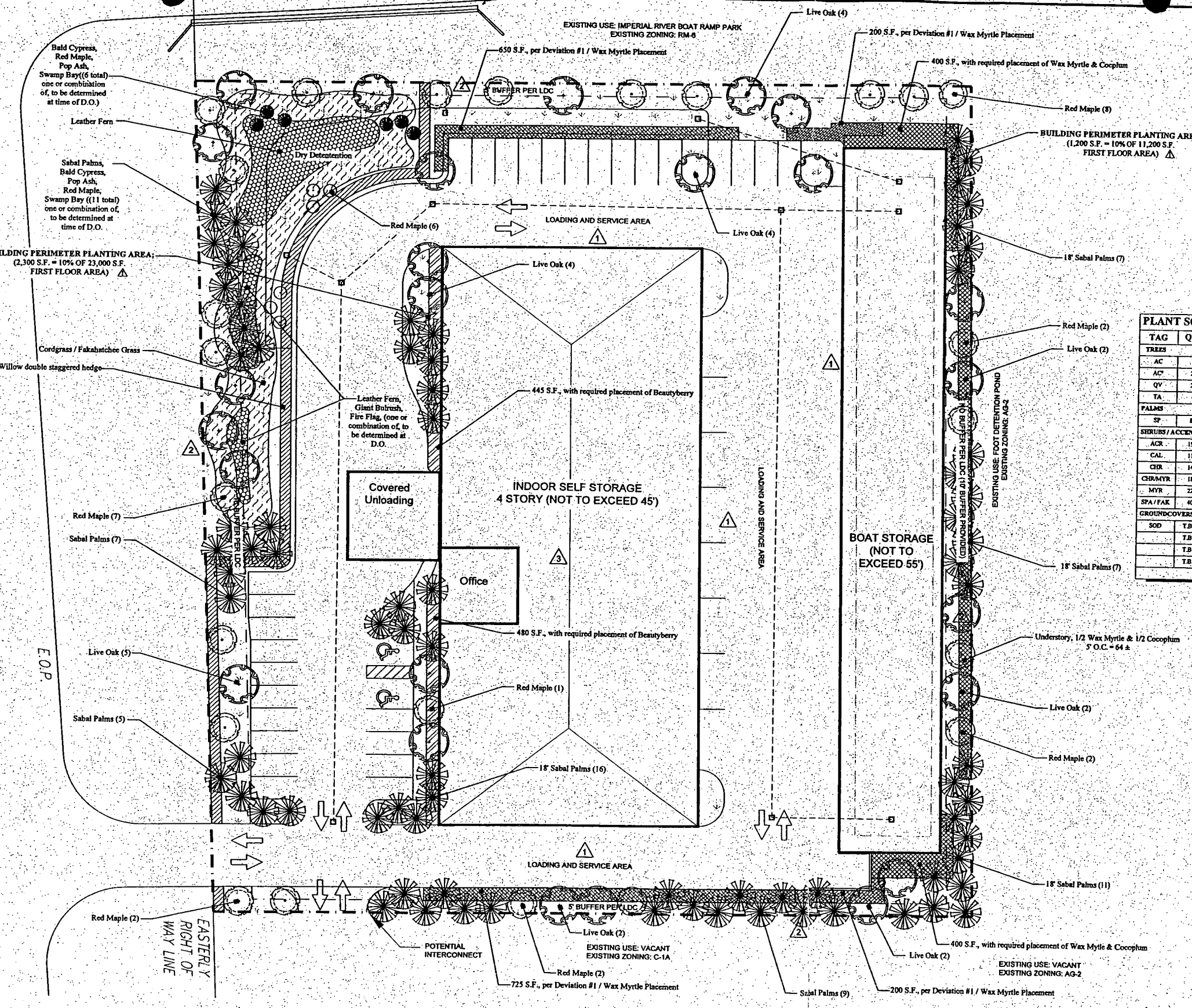
EXHIBIT IV-N
AERIAL

DATE: AUGUST 2006 | FILE NAME: IRBSZ EXP-5 | DRAWING NUMBER 5 OF 6



LANDSCAPE CALCULATION TABLE:

BUFFERS:

NORTH: 300' TYPE 'A' - 12 Trees Required
EAST: N/A
SOUTH: 294' - TYPE 'A' - 12 Trees Required
WEST: 331' - TYPE 'D' - 17 Trees / Continuous Hedge

⚠ BUILDING PERIMETER SUMMARY:

INDOOR S.S.
2,300 S.F. = 925 S.F., Adjacent
1,375 S.F., Displaced

BOAT STORAGE
1,200 S.F. = 800 S.F., Adjacent
400 S.F., Displaced

5' minimum width.

MINIMUM LANDSCAPE REQUIREMENTS:

ONE CANOPY TREE PER 3,500 S.F. OF DEVELOPED SITE AREA.
98,010 s.f. of Lot Area / 3,500 s.f. = 29 Trees Required

⚠ ⚠] Deviations per Master Concept Plan and listed on sheet 4 of 6

PLANT SCHEDULE:

TAG	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATION	NATIVE
TREES					
AC	6	Red Maple	Acer rubrum	6' O.A., 3"-5" SPR., 1 1/2 CAL.	Y
AC*	24	Red Maple	Acer rubrum	12' O.A., 6' SPR., 7 C.T.	Y
QV	25	Live Oak	Quercus virginiana	12' O.A., 6' SPR., 7 C.T.	Y
TA	6	Bald Cypress	Taxodium distichum	6' O.A., 3"-5" SPR., 1 1/2 CAL.	Y
PALMS					
SP	80	Sabal Palm	Sabal palmetto		Y
SHRUBS / ACCENTS					
ACR	190	Leather Fern	Acrostichum danaeifolium	1 G., 24" x 24", 48" O.C.	Y
CAL	119	American Beautyberry	Callicarpa americana	3 G., 24" x 24", 36" O.C.	Y
CHR	148	Carolina Willow	Salix carolinians	3 G., 24" x 24", double staggered row	Y
CHR/MYR	181	Cocoplum / Wax Myrtle	Chrysobalanus icaco / Myrica cerifera	50 / 50 mix, 3 G., 24" x 24", 60" O.C.	Y
MYR	228	Wax Myrtle	Myrica cerifera	3 G., 24" x 24", 36" O.C.	Y
SPA / FAK	408	Cordgrass / Fakahatchee Grass	Sartina bakeri / Tripsacum floridana	50 / 50 mix, 1 G., 24" x 24", 48" O.C.	Y
GROUNDCOVERS / VINES / OTHERS					
SOD	T.B.D.	St. Augustine	Stenotaphrum secondatum 'Floratam'	Set on raked, suitable soil / remove rocks > 3/4" dia. / tight joints	N
	T.B.D.	Mulch		Fleribmch, 3" thick after watering in **	
	T.B.D.	Planting Soil		7.0 pH, low fines, 60% organics (see L.A.)	
	T.B.D.	Root Barrier		Concrete per details / submit alt. to L.A.	

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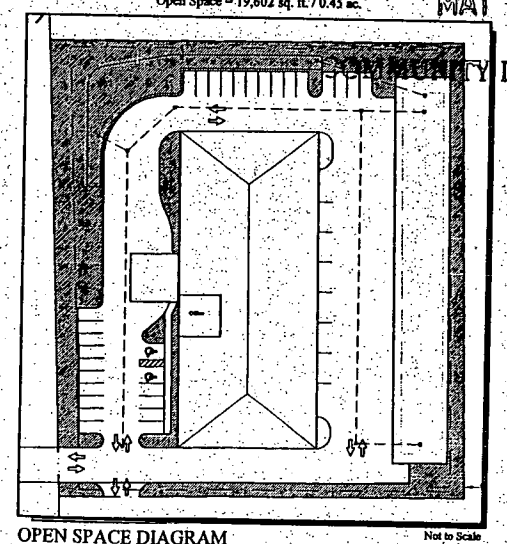

OPEN SPACE DIAGRAM — Not to Scale

DCI2006-00087

QGM DESIGN
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

Revision	Date	Description	By

DESIGNED BY: QGM
DRAWN BY: ESP
APPROVED: DKC
JOB CODE: IRBSZ
SCALE: 1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-4380 ■ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 0005 GI | SURVEYING CERT. OF AUTH. LB 0005 GI | LANDSCAPE ARCH. BUSINESS LC 26000266
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NORTH

LU / BONITA SPRINGS CPD

EXHIBIT IV - F
CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

DAVID KENT CARLYLE, R.L.A.
A.S.L.A. 3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
FLORIDA LICENSE NUMBER LA1517

MUNICIPALITY: CITY-OF-BONITA-SPRINGS
SUBMITTAL: CPD
DATE: MARCH, 2007
FILE NAME: IRBSZ-LA3
SHEET 6 OF 6

ATTACHMENT C

STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES

Date: **July 14, 2008**

To: **Josh Philpott, Senior Planner**
From: **Susie Derheimer, Environmental Planner**
Phone: (239) 533- 8158
E-mail:SDerheimer@leegov.com

Project: **Lu Bonita Springs CPD**
Case: **DCI2006-00087**
STRAP: **33-47-25-B3-00254.0010**

The Division of Environmental Sciences (ES) staff have reviewed the proposed Lu Bonita Springs Commercial Planned Development (CPD) and offer the following analysis and recommended conditions:

VEGETATION:
A vegetation communities assessment was performed by Turrell & Associates, Inc. during June 2006 and associated Florida Land Use, Covers, and Forms Classification System (FLUCCS) map was submitted. ES staff (Susie Derheimer) field verified the project site July 9, 2007. The ±2.25 acre site contains ± 1.4 acres of uplands and ±0.85 acres potential state and federal jurisdictional wetlands. The potential wetlands have not been field verified by appropriate state and federal agencies.

The uplands are located on the eastern portion of the property and consist of ±0.5 acres pine flatwoods (FLUCCS 411) dominated by Florida slash pine canopy, cabbage palm and wax myrtle midstory, and saw palmetto and bracken fern groundcover; and ±0.90 acre Australian pine (FLUCCS 437) dominated by Australian pine with scattered slash pine and cabbage palm. The potential jurisdictional wetlands are located on the western portion of the property along the US 41 right-of-way and consist of ±0.66 acres wetland scrub (FLUCCS 631) dominated by carolina willow, cattails, Brazilian pepper, primrose willow, and obligate herbaceous groundcover, and ±0.19 acres melaleuca (FLUCCS 424). The potential wetland is connected, via large culverts/bridge, to a preserved wetland to the north which connects to the Imperial River.

The proposed Master Concept Plan (MCP) for the 2.2 acre development depicts the impact of ±0.85 acres of potential state and federal jurisdictional wetlands connected to the Imperial River. The habitat assessment as provided by Turrell & Associates, Inc. concludes, based upon wetland evaluation criteria, the development of the subject property will most likely impact jurisdictional

wetlands and that state and federal wetland impact permits will be required. The major issues identified by the evaluation include (1) ensuring the site stormwater design meets or exceeds State water quality standards given the site is immediately adjacent to the Imperial River and no degradation of the waters within the river will be allowed. The project must provide an additional 50% volume to meet the anti-degradation requirements for an Outstanding Florida Water (OFW), the Imperial River, (2) ensuring the current passage of water across the development site, and (3) ensuring compensatory storage with regards to flood plain issues. The consultant's final conclusion is that the state environmental resource permit will document and ensure that the water quality treatment of on-site stormwater will be addressed along with the compensating storage, wetland impact, and passage of water through the project site. A detailed Conservation and Coastal Management Discussion was also prepared by Boylan Environmental Consultants, Inc., April 2008, to address potential jurisdictional wetland impacts (attached as an exhibit to the ES staff report). ES staff acknowledges that state and federal review and any associated required permits are not a requirement of the rezoning process and verified jurisdictional wetland lines have not been submitted as part of the rezoning application review.

Based on the proposed impacts to ±0.85 acres of potential state and federal jurisdictional wetlands, ES staff has reviewed the proposed project for consistency with the following City of Bonita Spring Comprehensive Plan (Comp Plan) Goals, Objectives, and Policies:

Comp Plan Objective1.7: encourages the City to maintain, protect and where feasible restore, the City's natural environment and resources.
Policy 1.7.3 states "The City shall establish a stream protection overlay zone to improve protection for the Imperial River, Oak Creek, Leitner Creek, and the Bayside drainage area of Little Hickory Island. The overlay zone shall require the use of Best Environmental Management techniques for new development and redevelopment and will target pollution control and water conservation education to existing residents. In the meantime, new development shall be required to ensure that the volume of stormwater runoff shall be no greater than that existing prior to development and that the quality of stormwater runoff shall be at least as good as that existing prior to development."
Objective 7.12 encourages the City to ensure that the streams, rivers and estuary are protected from the negative impacts of development , such as pollution, in order to maintain or improve the water quality of the area during the planning time frame.

The proposed project site design will be required to meet OFW water quality standards requiring the project design to provide an additional 50% volume to meet the anti-degradation requirements for an OFW through the South Florida Water Management District (SFWMD) Basis of Review for Environmental Resource Permitting (ERP) process. Appropriate State and Federal review and permits should be required prior to local development order review and site clearing approval.

Policy 1.7.6 states " The City shall protect its environmentally critical areas by requiring the use of Planned Development in locations exhibiting characteristics of environmentally critical areas including wetlands identified on the map of Evaluated Wetlands in the Future land Use map series,

where these habitats can be categorized as mature due to the absence of severe impacts caused by logging, drainage and exotic infestation."

The ±0.85 wetland, as identified on the submitted FLUCCS map, is also identified as part of inventoried wetland #11 on the City of Bonita Springs Comp Plan Figure 4 Evaluated Wetlands Outside of Planned Developments. At the request of ES staff, the applicant submitted The Conservation and Coastal Management Discussion performed by Boylan Environmental Consultants, Inc., dated April 3, 2008, to address the status of the wetland as it exist on the site today. Based on the habitat assessment as prepared by Turrell & Associates, Inc. and confirmed by ES staff and the wetland status evaluation as prepared by Boylan Environmental Inc., the ±0.85 acre wetland is of low quality due to high exotic infestation and dredging/filling impacts of connected off-site wetlands to the west and south.

Comp Plan Policy 15.1.2 requires the City's wetlands protection regulations to be consistent with the following:
1. In accordance with F.S. 163.3184(6)(c), the City will not undertake an independent review of the impacts to wetlands resulting from development in wetlands that is specifically authorized by a Department of Environmental Protection (DEP) or SFWMD dredge and fill permit of exemption.
2. No development in wetlands regulated by the State of Florida will be permitted by the City without the appropriate state agency permit or authorization.
3. The City will incorporate the terms and conditions of state permits into City permits and will prosecute violations of state regulations and permit conditions through its code enforcement procedures.
4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.
5. Mitigation banks and the issuance and use of mitigation bank credits will be permitted to the extent authorized by applicable state agencies.

The proposed project site design will most likely impact ±0.85 acres of state and federal jurisdictional wetlands and mitigation will need to be provided. Appropriate State and Federal Basis of Review for avoidance and/or minimization and water quality standards should be applied and permits required prior to local development order and clearing approvals.

Comp Plan Policy 15.1.6 requires the natural functions of wetlands located in the City, as identified in the wetland inventory and evaluation contained in the Conservation/Coastal Management Element, shall be maintained and not degraded; and, degraded wetlands shall be restored whenever possible.
Policy 15.1.10 requires wetlands infested with exotics shall, where feasible, be restored to their historical hydrology, functions, and habitat.

The ±0.85 wetland, as identified on the submitted FLUCCS map, within the project site is also identified as part of inventoried wetland #11 on the City of Bonita Springs Comp Plan Figure 4

Evaluated Wetlands Outside of Planned Developments. At the request of ES staff, the applicant submitted The Conservation and Coastal Management Discussion performed by Boylan Environmental Consultants, Inc., dated April 3, 2008, to address the status of the wetland as it exist on the site today. The report addresses the feasibility of restoring the ±0.85 acre wetland given its degraded condition and the permitted alterations to date of the once much larger (>10 acre) inventoried wetland #11. Based on the data documented in the report, the consultant concludes it is not practicable or feasible to restore the ±0.85 acres wetland.

ES staff recommend the following condition **to ensure proposed impacts to the ±0.85 acre wetland are consistent with Comp Plan Goal 9, Objective Objective1.7 and Policies 1.7.3, 1.7.6, 15.1.2, 15.1.6, and 15.1.10:**

Prior to local development order approval, if jurisdictional wetlands are impacted, the applicant must submit the appropriate permits from South Florida Water Management District prior to local development order approval and U.S. Army Corp of Engineers permits prior to land clearing approvals.

PROTECTED SPECIES:
As per the City of Bonita Springs Land Development Code (LDC) Section 34-373(b)(2) additional submittal requirements for planned development rezonings, a protected species survey meeting the requirements of LDC Section 3-473 is required only for large developments as defined in Chapter 10-1. The proposed project is considered small (less than 10 acres, less than 2 acres impervious). The applicant did provide a preliminary wildlife assessment conducted by Turrell & Associates, identifying potential listed species utilization of listed wading birds, bald eagle, Osprey, gopher tortoise and the Eastern Indigo snake given the habitat identified. The report documents no listed species were observed utilizing the site during the field visit.

ES staff performed a site inspection July 9, 2007 and June 20, 2008. During the 2008 site visit ES staff observed the presence of a green heron (*Butorides virescens*) foraging in the standing water within the wetlands on the subject property. Also, a review of the Lee County Spatial Information Systems (LeeSpinS) website revealed documented Bald Eagle nest No. LE-50 located ±1000 feet to the west of the project site. City of Bonita Springs LDC Section 14-112 defines Buffer Area in distance up to 750 feet from a nest. Florida Fish and Wildlife Conservation Commission (FWC) guidelines define buffer area up to 660 feet. The proposed project is located outside local and state buffer guideline requirements. No listed species were observed utilizing the subject property during ES staff site inspection. Any potential impacts to listed wading birds species, or other listed wetland dependent species, will be addressed during the state and federal environmental resource permitting process.

OPEN SPACE:
Per the LDC Section 3-415(A.) commercial planned developments are required to provide 20% of the total area of the projects as open space; therefore, the proposed project is required to provide 0.45

acres of open space. The Master Concept Plan (MCP) stamped "Received May 19,2008" documents the 0.45 acres open spaced required and 0.45 acres open space provided. The proposed project meets minimum open space as required by the code.

ES staff is recommending the following condition to confirm that the open space requirement is met:

Prior to local development order approval, the development order plans must delineate a minimum of 0.45 acres as open space

SITE DESIGN:

The proposed MCP for the 2.2 acre development depicts the impact to ±0.85 acres of potential state and federal jurisdictional wetlands which are connected to a wetland preserve and ultimately the Imperial River through a large culvert/bridge system located on adjacent property to the north. This culvert/bridge structure is utilized to gain access to the Lee County public boat ramp on the property to the north. If the wetland impacts are permitted by state and federal agencies then the project would be allowed to fill that northwest corner of the site abutting the culvert/bridge. During the application review process, ES staff expressed concern with aesthetic value of the bridge and possible loss of water flow through the site if the project is to be fill to required elevations and a perimeter berm is installed along the property lines. **LDC Section 34-411(i)** requires a planned development to use site planning techniques and design to minimize any negative impacts to the surrounding land and land uses and **Comp Plan Objective 16.3 Incorporation of Green Infrastructure in the Surface Water Management System** identifies the long term benefits of incorporation green infrastructure as part of the surface water management system to include improved water quality, improved air quality, improved water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief within the urban environment and defining:

1. Green Infrastructure as surface water management structures that are "soft" structures such as preserved flow-ways, created flowways, swales planted with native grasses, filtration marshes, preserved/restored wetlands, created wetlands, or other similar design features; and
2. Flow-way as an area of lower elevation that conveys water or has the potential to convey water. The flow-way may contain uplands, wetlands or a combination thereof. A flow-way may be natural or man-made.

ES staff recommends softening the elevation transition of the northwest corner of the project site and include the planting of the detention area with wetland species to mimic a wetland system to maintain the aesthetic value of the bridge and water flow and quality through the site . At the request of ES staff the applicant submitted MCP Conceptual Surface Water Management Plan Exhibit IV-I with cross sections and Conceptual Landscape and Open Space Plan Exhibit IV-F which depicts the use of retaining walls, berms, and native wetland plantings within the stormwater management design in attempt to soften the transition and not impede water flow through the site.

ES staff have the following concerns with the MCP and conceptual landscape plan as proposed:

1. The use of retaining walls is not green infrastructure as defined in Objective 16.3. The design incorporates a retaining wall along the edge of pavement between the impervious development and detention/buffers along the west and south property lines and a detention area enclosed by a retaining wall along the north property line.

2. The retaining walls have the potential to be visible from the 41 right-of-way and adjacent properties which may not provide visual relief within the urban environment.

3. The cross sections provided do not depict the proposed design of the detention area from the bridge to the development in the northwest corner to insure that the transition is softened and the flow of water across the site is maintained. The proposed use of retaining walls and berms in the cross sections that are provided do not depict a softened transition in elevation.

4. The conceptual landscape and open space plan depicts species which may not be suitable within the areas proposed. For example, live oaks are proposed along the north and west perimeter of the property where water flow should occur and the use of St. Augustine groundcover, which is a non-native species.

ES staff recommend the following conditions **to ensure the stormwater and development design incorporates green infrastructure and does not negatively impact surrounding land uses as required by Comp Plan Objective 16.3 and LDC 34-411(i)**:

Exhibit IV-I Conceptual Surface Water Management Plan and Exhibit IV-F Conceptual Landscape and Open Space Plan are conceptual except as conditioned in the zoning resolution. Prior to local development order approval, drainage and landscape plans meeting zoning resolution conditions and the Land Development Code must be submitted for the City of Bonita Spring Environmental Sciences staff review and approval.

Prior to local development order approval, development order paving, grading, and drainage plans and landscape plans must depict the use of green infrastructure in the stormwater design to soften the transition from adjacent property to development improvements. Design techniques to include; but not limited to,:

- ***retaining walls may only be used around the dry detention under the boat storage building, along the edge of pavement, and along the exterior of the detention area abutting north property line up to 100 feet from the right of way line. A retaining wall may not be proposed along the north property line abutting the culvert/bridge structure on the adjacent property to the north.***

- ***The north facing side of the retaining wall along the north property line, south facing side of the retaining wall along the south property line and west facing side of the retaining wall***

along the parking, if proposed, must be covered with fill and sloped from top of wall to natural grade at the property line.

- *use of gradually sloping berms and swales to soften the proposed dry detention elevation transition from property line to proposed impervious surfaces along the right of way and northwest corner abutting the culvert/bridge structure*
- *the flow of water within and through the contiguous wetlands and swale systems is not impeded by the proposed improvements*
- *required plantings within the buffers and dry detention must be installed at locations and sizes to shield any proposed retaining walls from view of the right of way*
- *detention areas and slopes of swales planted with 100% native, salt tolerant groundcover, shrubs, and tree species*

Prior to local development order approval, development order plans must provide at minimum cross sections depicting proposed interface between:

- *the north property line and impervious surface*
- *the culverts/bridge structure and impervious surface in the northwest corner*
- *the east property line and impervious surface*
- *the south property line and impervious surface*

DEVIATION #1

The applicant requests a deviation from LDC Section 3-416(B) which requires building perimeter plantings equal to10% of the building gross ground level floor area located abutting all sides of the building, not including the loading area to allow a portion of the required plant material for the north, south and east side of the self storage building and the west side of the boat storage to be displaced to required buffers. The deviation request is for the self storage and boat storage uses only.

The MCP depicts the north, south and east side of the self storage building and the west side of the boat storage as loading and service areas and as per LDC Section 3-416(B) the perimeter planting requirement does not include loading areas. But, given the required amount of perimeter planting square footage (15% as per LDC Section 3-607(B)(5)(a)vi. or (b)ii.) can not be provided abutting the sides of the buildings that are not being used as loading and service areas, the deviation request is required to allow displacement of the plantings.

The Conceptual Landscape and Open Space Plan Exhibit IV-F depicts the project meets the perimeter planting requirement through 1,940 square feet (s.f.) of plantings adjacent to the west side

of the self storage building and 1,510 s.f. of plantings displaced to the north and south buffers for a total of 3,450 s.f. The plan also depicts 1,020 s.f. of plantings adjacent to the north, east, and south of the boat storage building and 660 s.f. displaced to the north and south buffers for a total of 1,680 s.f.

The plan does meet minimum square footage perimeter/foundation planting requirements and the location of the displaced plantings can be use to meet green infrastructure standards within the stormwater design. Although, ES staff still has a concern with the plan meeting the intend of the perimeter planting requirement to soften the building height and providing relief from areas of impervious surface.

ES staff recommends the following **conditions of approval for Deviation #1** to ensure that the project is enhanced by the deviation request and meets the overall perimeter/foundation planting intent:

Prior to local development order approval, landscape plans must depict the location of the perimeter planting areas in substantial compliance with Exhibit IV-F Conceptual Landscape and Open Space Plan. In addition, all proposed parking islands must be planted per Land Development Code 3-416(B) perimeter planting standards. All required perimeter planting areas must include suitable canopy trees (minimum 14 feet height) and/or Sabal palms clusters (minimum of 3 palms per cluster and planted in staggered heights a minimum 10-20 feet clear truck (c.t.) varying height, spaced at a maximum of 4 feet on center) to soften the height of buildings. Perimeter planting trees may be use to meet general tree requirement.

LOCK UP

Conservation and Coastal Management Discussion

DCI2006-00087

Boylan Environmental Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments

11000 Metro Parkway, Suite 4
Fort Myers, Florida, 33912
Phone: (239) 418-0671 Fax: (239) 418-0672

April 3, 2008

DCI 2004-00087

APR 09 2004

Introduction

The site is located in portions of Section 33, Township 47 South, Range 25 East, in Lee County, Florida. Specifically, it is situated immediately east of Bonita Beach Road, south of the Bonita Beach Community Boat Ramp and less than half of a mile north of Bonita Beach Road.

Within the City of Bonita Springs Comprehensive Plan Conservation /Coastal Management Element Plan Objective 4.1 states that "Within the coastal planning area, the City of Bonita Springs shall continue to manage and regulate, on an ongoing basis, environmentally critical areas to conserve and enhance their natural functions. Environmentally critical areas include wetlands (as defined in Wetlands Goal #15)".....The site appears to be located within the evaluated wetland #11 as displayed in Figures 3 and 4 of the City of Bonita Springs Comprehensive Plan.

Evaluated Wetland Discussion

The wetlands within the Comprehensive Plan were evaluated based on several factors including size, connectivity, landscape diversity of the adjacent areas, shape, intactness, uniqueness, quality of the surrounding areas, and community values. The scoring methodology is outlined in the table below.

Table 1: Wetland Scoring Method

Score for Criterion	Size	Connected-ness	Landscape Diversity of Adj. Area	Shape	Intact-ness	Unique-ness	Quality of Adj. Area	Community Values
3	>50 ac.	Major connection to flowing water	Wetland bordered by three or more habitats	Amoeba	Undisturbed	Scarce	Un-disturbed	Direct relation-ship to estuary or river/ creek system
2	10.1-50 ac.	Minor connection adjacent to flowing water	Bordered by two habitats	Oval/ Square/ Rectangle	Minor alterations	Un-common	Minor alterations	NA
1	0.5-10 ac.	Isolated	Bordered by one habitat	Circle	Major Alterations	Common	Major Alterations	NA
Scoring: 16.5-24 = High 12.5-16.0 = Moderate 8-12 = low								

Table 2: Scoring for Wetland #11

	Size	Connected-ness	Landscape Diversity of Adj. Area	Shape	Intact-ness	Unique-ness	Quality of Adj. Area	Community Values	Total
Bonita Spring	2	3	2	3	1	2	1	3	16.5
Boylan Environmental Consultants	1	3	1	1	1	1	1	3	12

Table 2 includes the documented scores for wetland 11 and Boylan Environmental Consultants scores for the wetland based on current site conditions. The City of Bonita Springs scores place the wetland on the property as high importance for preservation. Based on the current site conditions documented by Boylan Environmental Consultants

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the wetland should be considered to be of low importance in regards to preservation. A breakdown on the reasoning for each score is included below.

Size- The field conditions documented during Turrell and Associates on site inspection indicate that the site contains 0.89 acres of wetlands. Based off from the city plan there are approximately 7.4 acres of wetlands north of the site. The wetlands only extend a short distance from the property boundary <0.25 acres. As such the total wetland (onsite and offsite portions) is less than 10 acres in size.

Connectedness- The wetland is connected via culverts to the preserved wetlands north of the boat ramp access road.

Landscape Diversity of the Adjacent Areas- The wetland is surrounded by a roadside ditch and US 41 to the west, by the access road to the boat ramp to the north, by onsite undeveloped lands and a DOT detention area to the east, and continues offsite to the south gradually reducing in size and transitioning into an upland area. There is limited diversity in the adjacent areas.

Shape- The wetland shape is now dependant upon the development around the wetland and no longer reflects natural conditions.

Intactness- There have been major alterations to the intactness of the wetland. Based off from the City's mapping a large portion of the wetland was impacted by the placement of the DOT surface water management system. In addition the onsite portion of the wetlands connectivity to the offsite wetlands north of the property has been partially severed by the placement of the boat ramp access road. Culverts continue to hydrologically connect these areas.

Uniqueness- The wetland is dominated by exotics including Brazilian pepper, melaleuca and primrose willow. Additionally the wetland contains considerable levels of nuisance species.

Quality of the adjacent area- The areas adjacent to the wetland are either developed dominated by exotic species or contain considerable amounts of exotics species.

Community Values- The wetland is hydrologically connected to wetlands adjacent to the Imperial River.

Accuracy of the City's Evaluated Wetland Map

The evaluated wetlands map was originally created during a 1988 study designed for the Florida Department of Transportation. The FLUCFCS inventory and classifications were based "on photo interpretation of 1'=300' black and white aerial photography, infra-red photography and reasonable ground-truthing." There has been a significant change in the habitat of SW Fl since 1988. Development has severed flows and impacted upland habitat.

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Additionally the inventory and analysis of the wetlands included several assumptions. The data contained in the mapping was "assumed to be accurate, adequate and sufficient for general planning purposes to provide a base wetland data" (60). Since limited ground-truthing was conducted and the mapping was intended for general planning purposes, the project should not be held to inaccuracies in the mapping that do not reflect present day, ground truthed onsite conditions.

The study stated that the inventory and analysis was prepared "at a general planning level of detail only for the sole purpose of satisfying the requirements of the Florida Department of Community Affairs" ... "It is not to be constructed as relating to wetland permitting" (60).

Furthermore the conservation and coastal management states that "Development decisions for individual parcels are based upon the information provided on the National Wetlands Survey prepared by the U.S. Fish and Wildlife Service and specific on-site wetland survey work by competent environmental personnel." (55). The FLUCFCS map created by Turrell and Associates was the result of an onsite investigation conducted by an environmental professional and should be considered competent on-site wetland survey documentation.

Additional Supporting Evidence

The attached photos and photo location map document not only the condition of the onsite portion of the wetland but also document upland areas on and off the property that appear to be included in the evaluated wetland map #11. Photos 5, 6, 7 and 8 document the onsite uplands. Photos 9 and 10 document the offsite uplands. Photo 9 appears to be located on the edge of the upland wetland line for wetland #11. This area is dominated by slash pine with a palmetto under story and clearly denotes upland conditions. The upland area continues further west into what appears to be the documented wetland 11. Photo 10 is included in order to show that the wetland has been severed south of the site and gradually transitions into an upland area.

Furthermore the SFWMD has issued a permit allowing impacts to what appear to be the mapped wetland #11. Attached is the staff report for permit no: 36-02988-P application number 011107-6. Wetlands 1, 2, 3, and 10 within the staff report for application # 011107-6 are permitted to be impacted and appear to occur within the City's mapped wetland #11. The SFWMD staff report describes wetlands 1, 2, 3, and 10 as being poor to fair in quality. Please see Exhibit 2B of the staff report.

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Photos of the subject property and surrounding areas

For picture locations please see the attached photo location map.

Photo 1: looking west northwest at the onsite portion of the wetland

Photos 1 and 2 depict the western boundary of the onsite wetland. Note that the exterior of these areas are dominated by primrose willow, cattails, Carolina willow, with melaleuca and scattered Brazilian pepper.

Photo 2: looking west at the onsite portion of the wetland.

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Photo 3: Exterior of onsite portion of the wetland looking south

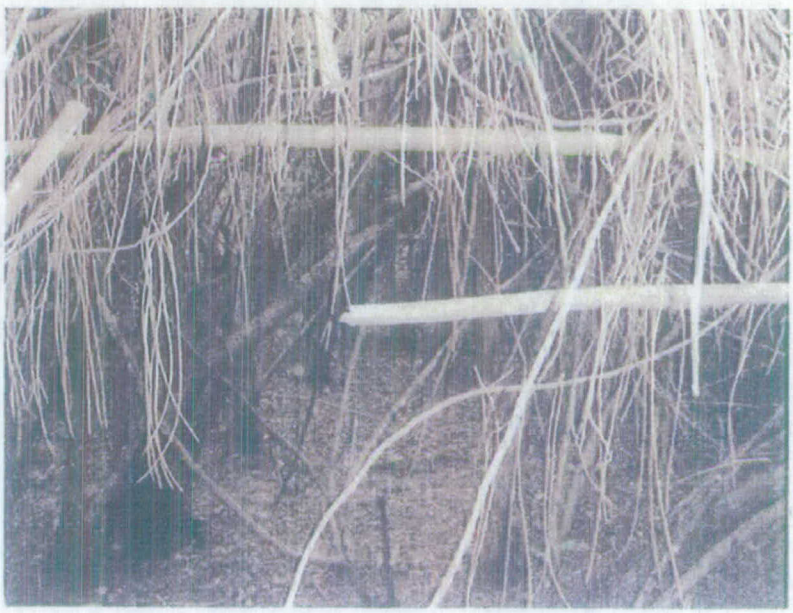

Photo 4: Interior of the onsite portion of the wetland.
The interior is dominated by Brazilian pepper.

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Upland Photos on the Property

Photo 5: looking NW
from interior of site

Photo 6: looking S
from interior of site

Photo 7: looking E
from interior of site

Photo 8: looking SW
from interior of site

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Photo 9: Looking west at uplands North of subject property.

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Photo 10: Uplands south of the subject Property

Photo 11: Disturbed area south of the site. Note that the area has been cleared in the past and now contains Bahia grass, Primrose willow and cattails.

Boylan Environmental Consultants, Inc. Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments 11000 Metro Parkway, Suite 4, Ft. Myers, FL 33966 (239) 418-0671	Drawn By: AML Date: 4/3/2008 Job Number: 2008-10 S/T/R: 33/47S/25E	Category: FLUCFCS Scale: 1" = 150' County: Lee	LOCK UP CPD PHOTO LOCATION MAP	Page Exhibit

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DCI 2004-00007

CODE	DESCRIPTION	ACRES
411	PINE FLATWOODS	0.54
424	MELALEUCA	0.21
437	AUSTRALIAN PINE	0.90
631	WETLAND SCRUB	0.68
	TOTAL	2.33

POTENTIAL WETLANDS: 0.89 ACRES

NOTES:
- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ACREAGE CALCULATIONS ARE APPROXIMATE: NO SURVEY DATA AVAILABLE

Turrell & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Phone: (239) 643-0160 Fax: (239) 643-0652

BRB BONITA PROPERTY

SITE FLUCFCS MAP

DESIGNED:	T.T.T	REVISION:	TAB NAME: Fluccs
DRAWN BY:	SS	N/A	SHEET: 01
CREATED:	05-03-01	N/A	SCALE: 1"=80'
JOB NO.	0527	N/A	2005 AERIAL
SECTION-33	TOWNSHIP- 47 S		RANGE-25 E

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OCI 2006-00087

ATTACHMENT D

LEE COUNTY
SOUTHWEST FLORIDA

DEPARTMENT OF TRANSPORTATION

Memo

To: Josh Philpott, Senior Planner
Zoning Division

From: Lili Wu
Sr. Transportation Planner

Date: March 17, 2008

Subject: Lu Bonita Springs LLC (DCI2006-00087)

The Lee County Department of Transportation (LCDOT) has reviewed the application for public hearing. This project is located on the east side of US 41 and south of Imperial River Boat Ramp Park and will generate 71 new trips in the P.M peak hour. Access to the proposed development is shown on the Master Concept Plan via the proposed access drive on US 41 which is a facility maintained by state. The proposed driveway is subject to the approval of FDOT. This property shall record cross access easement for the adjacent property to the south for the future connection at the time of redevelopment of the adjacent property.

Based on data from the 2007 Lee County Traffic Count Report, US 41 north of Bonita Beach Road operates at Level of Service "B", or at 76 percent of capacity. It is estimated that US 41 will have 2,391 background trips in the P.M peak hour peak direction with 39 additional project trips for a total of 2,430 estimated trips in Year 2010 (build-out year). The Lee County Link-Specific Service Volume Tables identifies US 41 the Maximum service volume at Level of Service "E" (equivalent to capacity) at 2,920. At project build-out in 2010, US 41 north of Bonita Beach Road is projected to operate at LOS "B", or at 83 percent of capacity.

LW/dn

cc: File

Philpott, Joshua O.

From: SalehiMohs@aol.com

Sent: Monday, July 14, 2008 6:37 PM

To: Philpott, Joshua O.

Cc: gary.price@cityofbonitasprings.org; barbara.barnes-buchanan@cityofbonitasprings.org; daryl.walk@cityofbonitasprings.org; audrey.vance@cityofbonitasprings.org; jana.jarvis-raksnis@dot.state.fl.us

Subject: LU Bonita Springs DCI2006-00087 Substantive Comments

We have reviewed the submittals for the above referenced and have no objections to this application being recommended for approval by the Zoning Board to the Council contingent upon the following conditions:

1) Relocation of the proposed project's US 41 access point at 354.4' (from the centerline of the park entrance to the north to the centerline of the proposed project driveway) subject to FDOT approval and any additional FDOT acceptable connection separation requirements (FDOT has been provided with a copy of the MCP and TIS for their review and comments).

2) The provision of a cross access easement to the adjacent property, immediately to the south in order to accommodate a shared driveway and interconnection between the two properties.

3) The PM Pk Hour trip cap not to exceed 100 trips. The current PM Pk Hour Traffic for the more intense of the two development parameters indicate 71 PM Pk Hr trip for 15,000 SqFt Shopping Center (LUC 820) and 10,000 SqFt of General Office (LUC 710) per the applicant's July 3, 2007 TIS.

4) Intersection analysis and appropriate mitigation measures to maintain an acceptable level of service for all the intersections, including the driveway within 1/4 mile of the proposed project per AC 11-13, if the PM Peak Hour traffic exceeds 100 trips.

Feel free to call with any questions or comments that you might have.

For the City of Bonita Springs,

Mohsen Salehi
Consulting Services
Ft. Myers, Florida
239/994-1320 (cell#)
239/433-1092 (voice/fax)

Get the scoop on last night's hottest shows and the live music scene in your area - Check out TourTracker.com!

LU BONITA SPRINGS CPD

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

DCI 2006-00087

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COMMUNITY DEVELOPMENT

Applicant's Legal Checked
by CS 10/31/06

INSTRUCTIONS

(Section C.1.c., Lee County Administrative Code A[illegible]2-8)

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen CALENDAR (15) days in advance of the Zoning Board of the City of Bonita Springs and maintained through the Bonita Springs City Council Hearing. This sign will be provided by the Zoning Division in the following manner:

a. Signs for case #DCI2006-00087 must be posted by **Thursday, July 17, 2008**.
b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and obtain duplicate copies of the sign from the Zoning Division.

The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO LEE COUNTY ZONING DIVISION, 1500 MONROE ST., FT. MYERS, FL 33901.

(Return the completed Affidavit below to the Zoning Division as indicated in previous paragraph.)

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED SHARON UMPENHOUR
WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 34-236(b) OF THE LEE COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION REFERENCED BELOW:

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JUL 22 2008
PERMIT COUNTER

Sharon Umpenhour
SIGNATURE OF APPLICANT OR AGENT
SHARON UMPENHOUR
NAME (TYPED OR PRINTED)
3800 VIA DEL REY
ST. OR PO BOX
BONITA SPRINGS, FL 34134
CITY, STATE & ZIP

#DCI2006-00087/LU BONITA SPRINGS LLC/08/01/2008/CAK

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 17TH day of July 2008 by SHARON UMPENHOUR, personally known to me or who produced _____ as identification and who did/did not take an oath.

Pamela M Hyytti
Signature of Notary Public
PAMELA M. HYYTI
Printed Name of Notary Public

My Commission Expires:
(Stamp with serial number)

PAMELA M. HYYTI
MY COMMISSION # DD 631212
EXPIRES: May 24, 2009
Bonded Thru Notary Public Underwriters

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APPLICATION FOR PUBLIC HEARING FOR PLANNED DEVELOPMENT BONITA SPRINGS

Applicant's Name: LU Bonita Springs, LLC

Project Name: LU Bonita Springs CPD

STRAP Number(s): 33-47-25-B3-00254.0010

Application Form: ✓ **Computer Generated*** _____ **County Printed**

* By signing this application, the applicant affirms that the form has not been altered.

****

STAFF USE ONLY

Planning Community: Bonita Springs. *Case Number:* DCI2006-00087

Current Zoning: AG-2 *Date of Application:* _____

Land Use Classification(s): Gen Comm *Fee:* 5000.-

Comp. Plan Density Range: _____

Date Zoning Board/Planning Agency Public Hearing: _____

Planner in charge: _____

TYPE OF APPLICATION

DRI	*PD - Existing Development*	*OPTION 1*
_____ *DCI - Major*	_____ *PD - Existing Development*	_____ *OPTION 2*
✓ *DCI - Minor*	_____ *PD - Amendment*	

****

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 479-8585

DCI 2006-00087

PART I
APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. Name(s) of applicant(s): LU Bonita Springs, LLC

Mailing Address: Street: 800 Frontage Road

City: Northfield State: Illinois Zip: 60093

Phone Number: Area Code: (847) Number: 446-7872 Ext: _____

Fax Number: Area Code: (847) Number: 441-7732

E-mail: _____

B. Relationship of applicant to property:

✓ Owner _____ Trustee _____ *Option holder* _____ *Lessee* _____ *Contract Purchaser*
_____ *Other (indicate):* _____

If applicant is NOT the owner or the person authorized by the Covenant of Unified Control, submit a ***Notarized Authorization Form*** *from the owner or his authorized representative. Label as Exhibit I-B.*

**If the application is County-initiated, enter the date the action was initiated by the Board: _____*
*Attach a copy of the "blue sheet" and a list of all property owners, and their mailing addresses, for all properties within the area described. Names and addresses must be those appearing on the latest tax rolls of Lee County. Label the "blue sheet" as "Exhibit I-B-2" and the list as "Exhibit I-B-3". **[Sec. 34-202(a)(5)]***

C. Name of owner(s) of property: LU Bonita Springs, LLC

Mailing Address: Street: 800 Frontage Road

City: Northfield State: Illinois Zip: 60093

Phone Number: Area Code: (847) Number: 446-7872 Ext: _____

Fax Number: Area Code: (847) Number: 441-7732

D. Date property was acquired by present owner(s): February 2006

E. Is the property subject to a sales contract or sales option? ✓ NO _____ YES

F. Is owner(s) or contract purchaser(s) required to file a disclosure form? _____ NO ✓ YES. If yes, please complete and submit Exhibit I-F (attached).

G. Are there any existing deed restrictions or other covenants on this property, which may affect this request? ✓ NO _____ YES. If yes, submit a copy of the deed restrictions or other covenants and a statement explaining how the restrictions may affect the requested action. Label as "Exhibit I-G".

H. Authorized Agent(s): List names of authorized agents (submit additional sheets if necessary).
Name: Q. Grady Minor and Associates, P.A.
Address: 3800 Via Del Rey, Bonita Springs, FL 34134
Contact Person: D. Wayne Arnold
Phone: 239-947-1144 Fax: 239-947-0375
E-mail: warnold@gradyminor.com

Name: Pavese, Haverfield, Dalton, Harrison & Jensen, LLP
Address: 1833 Hendry Street, Fort Myers, FL 33901
Contact Person: Neale Montgomery
Phone: (239) 336-6235 Fax: (239) 332-2243
E-mail: NealeMontgomery@paveselaw.com

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PART II
GENERAL INFORMATION

A. Request:

1. Rezoning from __AG-2__ TO:(check all applicable)

_____ RPD - Residential	_____ MPD - Mixed Use
_____ MHPD - Mobile Home	_____ RVPD - Recreational Vehicle
✓ CPD - Commercial	_____ CFPD - Community Facilities
_____ IPD - Industrial	_____ AOPD - Airport Operations

2. Option Chosen: ✓ Option 1 **[34-373(a)(6)a]** _____ Option 2 **[34-373(a)(6)b]**

3. Other - Provide specific details. _____

B. Legal Description and Boundary Sketch: Is property within a platted subdivision recorded in the official Plat Books of Lee County?

_____ NO. Attach a legible copy of the legal description (label it Exhibit II-B-1.) and Certified sketch of description as set out in chapter 61G 17-6.006 FAC. (labeled Exhibit II-B-2.). **If the legal description is available on computer disc (Word or Word Perfect) please provide a copy at time of application.**

✓ YES. Property is identified as:

Subdivision Name: Arroyal

Plat Book: 3 Page: 80 Unit: _____ Block: _____ Lot: 55

Section: 33 Township: 47 Range: 25

Attach a copy of the Plat Book page with subject property clearly marked. Label this Exhibit II-B-3.

C. Project Street Address: 27661 South Tamiami Trail

D. General Location of Property (referenced to major streets): The property is located on the east side of U.S. 41, South of the Imperial River.

E. Lee Plan Information

1. Lee Plan Land Use Classification: General Commercial

2. Are you proposing any Lee Plan amendments, which could affect the subject property? ✓ NO

_____ YES. If yes, submit a copy of the proposed amendment (labeled as "Exhibit II-E-I") along with a statement as to how the proposed amendment will affect your property (labeled as "Exhibit II-E-2").

F. Drainage, Water Control and Other Environmental Issues

1. Is the property within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s? _____ NO ✓ YES. If yes, specify the minimum elevation required for the first habitable floor). 11.0 NGVD (MSL)

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2. Are there any environmentally sensitive lands such as, but not limited to: wetlands (as defined in the Lee Plan); flow-ways, creek beds, sand dunes, other unique land forms [see Lee Plan Policy 77.1 (2)] or listed species occupied habitat (see Sec. 10-474 of the Land Development Code) on the subject property?
✓ NO ___ YES If yes, delineate these areas on a map or aerial photo and label it Exhibit II-F-1. Also, complete Exhibit II-F-2. attached hereto.

G. Present Use of Property: Is the property vacant?_____ NO ✓ YES

If the property is not vacant, the owner or applicant's signature on this application indicates that the Owner agrees to either remove all existing buildings and structures, OR that the proposed use of the building or structure(s)will be in compliance with all applicable requirements of the Land Development Code. **[Sec. 34-202(b)(3]**

Briefly describe current use of the property: The property is currently undeveloped.

H. Property Dimensions

1. Width (average if irregular parcel): 330 Feet

2. Depth (average if irregular parcel): 293 Feet

3. Frontage on road or street: 330 Feet on U.S. 41 (Name of street)

4. Total land area: 2.2± Acres or Square Feet

I. Land Area Calculations

1. Undevelopable Areas:

a. Freshwater wetland areas: 0.00

b. Other wetland areas: 0.00

c. Submerged land subject to tidal influence: 0.00

d. Total (a + b + c): 0.00

2. Remaining developable land (H.4 less I.1.d): 2.2±

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PART III
PROPOSED DEVELOPMENT

A. Nature of Request

1. Will the development contain living units? ___✓___ NO ___ YES. If the answer is yes, please indicate the total number of living units proposed, by type:

_____ Single Family _____ Mobile Homes _____ Recreational Vehicles

_____ Zero-Lot-Line _____ Duplex/Two Family _____ Townhouses

_____ Multiple Family _____ TOTAL ALL TYPES

2. If the development will contain living units, please complete Exhibit III-A-2 (attached) and enter the following information:

   a. PERMITTED total units (from Exhibit III-A-2):_____

   b. PROPOSED total units (from A-1. above): _____

   c. PROPOSED density (from Exhibit III-A-2): _____

3. Will the development contain non-residential areas? ___ NO ___✓___ YES. If the answer is yes, please indicate the size [gross square footage (gsf) unless indicated otherwise] of each general class of uses below:

Retail: 15,000* Total gsf

Offices: 25,000* Total gsf

Medical: N/A gsf Non-medical: 25,000* gsf

Hotel/Motel: N/A Total units

Size of units:_____ (number) 0-425 sq. Ft._____ (number) 426-725 sq. Ft. _____ (number) 726 or more sq. Ft.

Industrial: N/A Total gsf

Under roof: _____ gsf Not under roof:_____ gsf

Mines, Quarries, or General Excavation:

Acres to be excavated: N/A

Other-specify: Warehouse, Mini-Storage (1000 units)*

Number of Beds (if applicable):_____ OR:_____ gsf

*** Total Not to Exceed 110,000 Sq. Ft**

4. Building Height

55' Maximum height of buildings (in feet above grade)

4 Number of Habitable Floors

5. Aviation Hazard: Do you propose any structures, lighting, or other features that might affect safe flight conditions? ___✓___ NO _____ YES. If yes, please submit an explanation and label it Exhibit III-A-5.

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B. Facilities

1. Fire District: Bonita Springs Rescue and Fire Control District

2. Water Supply
   a. Estimated daily consumption of potable water:

      1. Residential units: N/A gpd
      2. Mobile Home units: N/A gpd
      3. Rec. Vehicle units: N/A gpd
      4. Commercial: 450 gpd
      5. Industrial: N/A gpd

   b. Source of potable water: Bonita Springs Utilities

   c. Do you have a written agreement from the utility company to serve your project? ✓ NO
      _____ YES. If yes, please submit a copy of the agreement.

   d. Source of Non-potable water: N/A

3. Sanitary Sewer Service
   a. Estimated daily production of wastewater:

      1. Residential units: N/A gpd
      2. Mobile Home units: N/A gpd
      3. Recreational Vehicles: N/A gpd
      4. Commercial: 450 gpd
      5. Industrial: N/A gpd

   b. Is any special effluent anticipated? ✓ NO _____ YES. If yes, please complete Exhibit III-B-3 (attached).

   c. Source of sanitary sewer service: Bonita Springs Utilities, Inc.

   d. Do you have a written agreement from the utility company to serve your project? ✓ NO
      _____ YES. If yes, please submit a copy of the agreement.

   e. Will a private on-site disposal facility be used? ✓ NO _____ YES. If yes, please complete Exhibit III-B-3 (attached).

   f. Are individual sewage disposal systems proposed? ✓ NO _____ YES.

C. Transportation

1. Has this project been exempted from filing a Traffic Impact Statement? ✓ NO _____ YES
   _____ NOT REQUIRED (Exist. development). If it has been exempted, attach a copy of the exemption and label it Exhibit III-C.

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PART IV
SUBMITTAL REQUIREMENTS

COPIES REQUIRED					Exhibit #	Item
SUB	DRI	DCI	EXIST	MINOR		
✓	15	15	15	15		Completed application **[34-201(b)]**
✓	1	1	1	1		Application Fee [34-202(a)(9)]
✓	2	2	2	2	I-B-1	**Notarized** Authorization Form (if applicable) [34-201(a)(1)]
NA	2	2	2	2	I-B-2	Blue Sheet (If applicable) [34-201(a)(2)]
NA	2	2	2	2	I-B-3	List of Property Owners (If applicable) [34-202(a)(5)]
✓	2	2	2	2	I-B-4	**Notarized** Covenant & doc. Of Unified Control [34-373(a)(3)]
✓	1	1	1	1	I-B-5	Surrounding Property Owners List [34-202(a)(6)]
✓	2	2	2	2	I-B-6	Property Owners Map [34-202(a)(7)]
✓	2	2	2	2	I-B-7	Mailing Labels for Surrounding Property Owners
✓	2	2	2	2	I-F	**Notarized** Disclosure Form (if applicable) [34-201(b)(1)]
NA	2	2	2	2	I-G	Deed Restrictions & Narrative (if applicable) [34-202(b)(2)
✓	15	15	15	15	II-B-1	Legal Description [34-202(a)(1)]
✓	15	15	15	15	II-B-2	Certified sketch of description (if applicable) [34-202(a)(2)]
✓	2	2	2	2	II-B-3	Plat Book Page (if applicable) [34-202(a)(1)]
✓	15	15	15	15	II-D	Area Location Map [34-202(a)(4)]
NA	15	15	15	15	II-E-1	Lee Plan Amendment (if applicable) [34-373(a)(5) & 34-491]
✓	15	15	15	15	II-E-2	Narrative/how prop. complies with Lee Plan, etc. [34-373(a)(5)]
✓	15	15	15	15	II-F-1	Environ. Sensitive Lands map (if app.) [34-373(a)(4)c]
✓	4	4	4	4	II-F-2	Environmental Assessment [34-1573]
✓	15	15	4	4	II-F-3	Exist. zoning & current land use map/photo [34-373(a)(4)a]
✓	15	15	4	4	II-F-4	Soils, vegetation and ground cover maps [34-373(a)(4)b.]
✓	15	15	4	4	II-F-5	Topography map (if available) [34-373(a)(4)b.]
✓	15	15	-	-	III-A-2	Density Calcs (if applicable) [34-373(a)(6)a.3 & (6)b.3 & (7)a.]
NA	15	15	-	-	III-A-5	Aviation Hazard (if applicable) [34-1001 et seq.]
NA	15	15	-	-	III-B-3	Sanitary Sewer Facilities (if applicable) [34-442 (1)n]
✓	6	6	-	6	III-C	Traffic Imp. Statement (if applicable) [34-373(a)(6)a.11 or b.10]
NA	6	6	-	6	III-C	TIS Exemption Form (if applicable) [34-373(a)(6)a.11 or b.10]
✓	15	15	6	6	IV-A	Public transit routes map (if applicable) [34-373(a)(4)d.]
✓	15	15	6	6	IV-C	Existing easements and r-o-w map. [34-373(a)(4)e.]
✓	15	15	15	15	IV-D	Description of proposed development. [34-373(a)(6)]
NA	15	15	15	15	IV-E	Master Concept Plan (Option 1) [34-373(a)(6)a.]
✓	15	15	15	15	IV-F	Master Concept Plan (Option 2) [34-373(a)(6)b.]
✓	1	1	1	1		11 inch by 17 inch copy of the Master Concept Plan
✓	15	15	15	15	IV-G	Schedule of Uses [34-373(a)(6)a.3. or b.3 and 34-373(a)(7)]
✓	15	15	15	15	IV-H	Schedule of Dev. & Justification [34-373(a)(6)a.9 or b.9 & (7)d]
✓	4	4	-	-	IV-I	Surface Water Management Plan [34-373(b)(1)]
NA	4	4	-	-	IV-J	Protected Species Management Plan [34-373(b)(2)]
NA	15	15	15	15	IV-K	Program for phased development (if applicable) [34-373(b)(3)]
NA	15	15	15	15	IV-L	Haz. Mat Emer Plan (if applicable) [34-202(b)(4)]
NA	-	-	4	-	IV-M	Mobile Home Park Rezoning Information [34-373(d)]
✓	3	3	3	3	IV-N	Aerial [34-373(b)]
NA	3	3	3	3	IV-O	Map of Historical & Archaeological Sites [34-373(F)]
NA	3	3	3	3	IV-P	Possible Impacts on Historical & Archaeological Sites [34-373(F)]

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PART V

AFFIDAVIT

I, Robert A. Soudan, Sr. certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application.

LU/Bonita Springs, LLC, a Florida/Foreign Limited Liability Company
By: A & R Management, Inc., Its Managing Member

Signature of Owner or Owner-authorized Agent — Date: 8.14.06

Robert A. Soudan, President

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was certified and subscribed before me this 14 day of August 2006, by Robert A Soudan, who is personally known to me or who has produced _____ as identification.

Signature of notary public

Judy Ann Righter
Printed name of notary public

(SEAL)

OFFICIAL SEAL
JUDY ANN RIGHTER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/20/08

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EXHIBIT I-F

DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 33-47-25-B3-00254.0010 **CASE** _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership
A & R Management, Inc., Managing Member	Folio Number 33-47-25-B3-00254.0010
800 Frontage Road, Northfield, Illinois 60093	100%

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5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office (if applicable)	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address

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For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

LU/Bonita Springs, LLC, a Florida/Foreign Limited Liability Company
By: A & R Management, Inc., Its Managing Member

Signature: _____
(Applicant)

Robert A. Soudan, President
(Printed or typed name of applicant)

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 14 day of August, 2006, by Robert Soudan who is personally known to me or who has produced _____ as identification.

_____
Signature of Notary Public

(SEAL)

OFFICIAL SEAL
JUDY ANN RIGHTER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/20/08

_____
Printed Name of Notary Public

EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 33-47-25-B3-00254.0010 and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for planned development zoning. We hereby designate Q. Grady Minor and Associates, P.A. and Pavese, Haverfield, Dalton, Harrison & Jensen, LLP as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to Lee County.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by Lee County.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, Lee County can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The County will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the County may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.

LU/Bonita Springs, LLC, a Florida/Foreign Limited Liability Company
By: A & R Management, Inc., Its Managing Member

Owner

Robert A. Soudan, Sr., President
Printed Name

STATE OF Illinois
COUNTY OF Cook

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Sworn to (or affirmed) and subscribed before me this 14 day of Aug., 2006 by Robert A Soudan who is personally known to me or has produced _____ as identification.

Notary Public
Judy Ann Righter
(Name typed, printed or stamped)

OFFICIAL SEAL
JUDY ANN RIGHTER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/20/08

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LU BONITA SPRINGS CPD

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

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Q. GRADY MINOR & ASSOCIATES, P.A.

Civil Engineers ■ Land Surveyors ■ Planners ■ Landscape Architects

MARK W. MINOR, P.E.
NORMAN J. TREBILCOCK, A.I.C.P., P.E.
C. DEAN SMITH, P.E.
DAVID W. SCHMITT, P.E.
MICHAEL J. DELATE, P.E.
MICHAEL T. HERRERA, P.E.
GARY J. GASPERINI, P.E.
WILSON A. GARCIA, P.E.

D. WAYNE ARNOLD, A.I.C.P.
STEPHEN V. BURGESS, P.S.M.
JUAN A. ARAQUE, P.S.M.
KEITH A. STEPHENSON, P.S.M.
KENNETH W. PAHUTSKI
ALAN V. ROSEMAN
JEFFREY S. CURL, ASLA, RLA
IVY WYLIE, P.E.

October 19, 2006

Ms. Pam Houck, Director
Lee County Zoning Division
1500 Monroe Street
Fort Myers, FL

Re: Application for Public Hearing for Planned Development, Bonita Springs. LU/Bonita Springs CPD

Dear Ms. Houck:

Enclosed please find the completed zoning application and required supporting information for the proposed rezone to CPD. The 2.2± acre property is located in the City of Bonita Springs and is currently zoned AG2.

Please contact me if there are any questions.

Sincerely,

For:
Heidi Williams

DCI 2006-00087

cc: Robert A. Soudan, Sr.
Neale Montgomery

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(239) 947-1144 ■ FAX (239) 947-0375 ■ Web Site: www.gradyminor.com
3800 Via Del Rey ■ Bonita Springs, Florida 34134-7569
EB 0005151 ■ LB 0005151 ■ LC 26000266

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LU/BONITA SPRINGS CPD

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Exhibit II-E-2
Narrative of Consistency with the GMP

The proposed LU/Bonita Springs Commercial Planned Development (CPD) is approximately 2.2± acres and is located in the General Commercial land use designation on the Bonita Springs Future Land Use Map. The General Commercial designation allows the uses that are requested by this petition. Policy 1.1.14 of the Future Land Use Element of the Comprehensive Plan includes "light industrial uses," "recreation" and "public and semi-public uses," as appropriate in the General Commercial district. The complete Schedule of Uses for the proposed CPD is located in Exhibit II-D, Sheet 4. The general plan of development is to construct an indoor mini-warehouse storage facility and/or an indoor boat and trailer storage facility. Shared parking and access to the Imperial River Boat Launch facility are also planned. The maximum allowable height, according to the GMP, is 75 feet. A 55-foot maximum height is proposed on the Master Concept Plan. The anticipated building area is 110,000 square feet, which is consistent with the 1.2 FAR maximum for the General Commercial district. As shown, the proposed CPD is consistent with the Future Land Use Element of the Comprehensive Plan.

The project will be built in compliance with the City's Flood Damage Protection Ordinance (Ord. 02-11), as required by Policy 5.1.6 of the Conservation/Coastal Management Element (CCME). The Land Development Code (LDC) further implements the goals, objectives and policies of the CCME. Development of the property will be consistent with LDC requirements. The proposed CPD is consistent with the Conservation/Coastal Management Element of the Comprehensive Plan.

The subject property is located on the east side of U.S. 41, which is classified as an arterial roadway in the Transportation Element of the Growth Management Plan (GMP) and is under the authority of Florida Department of Transportation. The projected Peak Hour Level of Service for the impacted segment of U.S. 41 is LOS B once the current widening project is completed. Policy 1.1.3 of the Transportation Element dictates that arterial roads maintain a minimum functionality of LOS E. This project will not degrade the roadway to that level and is therefore consistent with the goals, objectives and policies of the Transportation Element.

This application complies with the guidelines of Section 34-411 of the Bonita Springs Land Development Code (LDC). Properties to the east and south are undeveloped or are utilized for water retention. The U.S. 41 right-of-way is west of the property and the Imperial River Boat Launch facility is north of the site. Due to the nature of the surrounding properties, no negative effects are anticipated to these sites. The subject parcel is large enough to accommodate the planned development and all necessary infrastructure improvements. Ingress and egress will be from U.S. 41 and from a shared access point with the boat launch. The applicant will work with staff during site plan review to implement an appropriate pedestrian system on-site to provide any required connection to the existing public transit system. Best practices, consistent with Code, will be employed to avoid any effects from noise, glare, dust, odor, air or water pollution to the public from the site. The on-site activities are not expected to generate any of these nuisances. Every effort will be made to preserve the natural integrity of the site. Section 34-

411(k) requires planned developments surrounded by vacant land or water to "separate and mutually protect the planned development and its environs". Although the property located south of the subject site is not yet developed, it is also within the General Commercial future land use district and no incompatibility is anticipated. The property east of this site is utilized for water management for FDOT. No negative impacts associated with this rezone are anticipated to this site due to required water management, buffering and setback standards. The Imperial River Boat Ramp Park will not be negatively impacted by the proposed development. In fact, the two uses will be integrated by providing parking facilities for the ramp on the subject parcel.

The existing zoning on the subject property is AG-2. As the U.S. 41 corridor builds out, agricultural zoning designations are becoming less compatible with the built environment. The proposed CPD is in reaction to a changing environment along this important corridor. As demonstrated above, the request is consistent with the Comprehensive Plan. These facts are consistent with the requirements of sections 34-145(c)(2)a and 34-145(c)(2)e.

Section 34-145(d)(3) of the LDC, which pertains to zoning matters, lists the required findings the Board for Land Use Hearings and adjustments and Zoning Board of Appeals must consider. This petition meets all required findings. Specifically, the petition is consistent with the Comprehensive Plan, the plan meets required development criteria and is within the GMP guidelines for land use intensities. The requested uses are compatible with the six-lane arterial roadway abutting the western edge of the site and will be adequately buffered from any dissimilar uses. The project will not unduly burden the transportation network or other public facilities. The proposed uses are appropriate to the requested location and the application contains adequate safeguards to the public interest.

The proposed LU/Bonita Springs CPD will provide a commercial service in an appropriate location while aiding public access to the Imperial River. The surrounding area is growing and developing in an urban manner, making the existing agricultural zoning nearly obsolete in this location. The intended storage facility integrates a commercial venture with the public boat ramp by locating these amenities in close proximity to provide convenience for residents and a reduction to the impact on public facilities. Based on the facts demonstrated above this petition is in compliance with the Bonita Springs Comprehensive Plan.

EXHIBIT II-F-2
ENVIRONMENTAL ISSUES

A. Topography: Describe the range of surface elevations of the property:

Please see enclosed Boundary and Topographic Survey

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Lee Plan), flowways, creek beds, sand dunes, other unique land forms [see Lee Plan Policy 77.1.1 (2)] or listed species occupied habitat (see Sec. 10-4730 of the Land Development Code.

Please see enclosed Environmental Assessment.

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Continued

C. **Preservation/Conservation [redacted]atural Features:** Describe how the lands liste[redacted] B. above will be protected by the completed project:

NA

D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

NA

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INTRODUCTION

At the request of Mr. Bob Soudan, Turrell & Associates, Inc. has conducted a preliminary site evaluation on a commercially zoned lot located in Section 33, Township 47S, Range 25E, Lee County, Florida. The subject parcel is identified as Strap number 33-47-25-B3-00254.0010 with the Lee County Property Appraiser's office. The property is situated immediately adjacent to US 41 and is the lot just on the south side of the Imperial River public boat ramp. The parcel is a forested lot with roads and developments surrounding it.

Turrell & Associates, Inc. conducted a preliminary jurisdictional and ecological site assessment for the subject property. The goals of this assessment were:

- To map and classify the existing vegetation associations on the property.
- To estimate the extent of state and federal jurisdictional wetlands.
- To research the presence or absence of state or federal listed species.
- To assess the environmental permitting requirements for construction of a commercial facility.

This report documents the findings of this assessment in order to provide planning assistance to the owner of the site. This evaluation did not include a Phase I Environmental Site Assessment that may be necessary for the reduction of liability for hazardous materials under the provisions of the Federal Comprehensive Environmental Response, Compensation and Liability Act. However a Phase I Environmental Site Assessment was conducted and the results of that assessment are presented under separate cover.

This assessment did not look at zoning, deed restrictions, easements, or other encumbrances that might be present and could affect the development of the property. This assessment was limited to environmental factors only and is presented solely to assist with the planning process.

METHODOLOGY

Major vegetative communities were determined during a site visit to the property on May 3, 2006. The site consisted of both forested and wetland habitats with the upland canopy dominated by both slash pine (*Pinus elliottii)* and Australian pine *(Casuarina equisetifolia)*. There are also several oaks (Quercus) and mango trees present in a small area along the southern boundary. The majority of the wetland area has no true canopy but has been invaded by the exotic species Brazilian pepper (*Schinus terebinthifolius)*, that is growing along side cattail (*Typha spp.*) and willows (*Salix caroliniana*) that are both native wetland plants. There is also an area of wetland melaleuca (*Melaleuca quinquenervia*) growing along the western boundary adjacent to US 41. There are a few Cabbage palms *(Sabal palmetto)*, and Wax Myrtles (*Myricaa cerifera)*, that were found growing in the midstory in the forested area along the eastern edge of the parcel. The groundcover is dominated by Saw Palmettos (*Serenoa repens)*, Bracken fern (*Pteridium aquilnum)*, and Boston fern (*Nephrolepis biserrata)* within the upland area. Jurisdictional wetlands were found along the western edge of the property running parallel to US 41. This wetland area clearly holds water during the wet season and there was standing water

and marshy conditions at the time of our assessment. The attached aerial photograph shows the approximate limits of the wetland and upland areas found on the site. The Florida Land Use, Cover, and Forms Classification System (FLUCCS) manual was used to classify all of the vegetation communities occurring within the site boundaries. The attached aerial photograph shows the subject property and its vegetative cover. A general description is provided below for each category along with any site-specific nuances that may be relevant to the assessment.

MAJOR FLUCFCS CATEGORIES

FLUCFCS CODE	FLUCFCS DESCRIPTION	TOTAL ACRES	POTENTIAL JURISDICTIONAL WETLANDS
411	Pine Flatwoods	0.54	
437	Australian Pine	0.90	
631	Wetland Scrub	0.68	0.68
424	Melaleuca	0.21	0.21
	Total	2.33	0.89

Note: Acreages are approximate as no survey was used to determine vegetative coverages.

411 – Pine Flatwoods

This is the dominant cover type found on the northeast side of the property. Slash pines make up the canopy while Cabbage Palms and Wax Myrtle grow just below in the midstory. Saw Palmettos and Bracken Fern make up the groundcover plants.

437 – Australian Pine

This area is located on the southeast side of the property were the canopy is mainly all Australian Pines with some Slash Pines scattered throughout. Cabbage Palms are the dominate midstory growth with both Fishtail Sword Fern and Boston Fern making up the groundcover.

631 – Wetland Scrub

This area outlines the majority of the wetland area within the property. It is mainly made up of Brazilian pepper and willow with cattail and other obligate wetland vegetation present indicating that this area has standing water during most of the year.

424 – Melaleuca

This area consists of mainly Melaleuca trees indicating that this area along US 41 is where the property has sustained past disturbances.

SOILS

The USDA Survey of Soils for Collier County shows that most of the site is composed of Pompano Fine Sand with a small portion of the southwest part of the site has Immokalee Sand.

The Pompano Fine sand is a hydric soil expected due to the connection that this site has with the Imperial River. Water flows through and across this site down into the river.

FLORIDA MASTER SITE FILE

The Florida Master Site File (MSF) is a database of the known historic and archaeological sites in the state of Florida. The MSF office was contacted and there response is attached to this report. Their findings indicated an archaeological site in close proximity but with no known records regarding this site.

LISTED WILDLIFE SPECIES

-Endangered Wildlife Species is defined as any species of fish or wildlife naturally occurring in Florida, whose prospects of survival are in jeopardy due to modification or loss of habitat; over-utilization for commercial, sporting scientific or educational purposes; disease; predation; inadequacy of regulatory mechanisms; or other natural or manmade factors affecting its continued existence (FS 372.072).

-Threatened species include any species of fish or wildlife naturally occurring in Florida which may not be in immediate danger of extinction, but which exist in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment.

-Species of Special Concern are animals that;

1) have a significant vulnerability to habitat modification, environmental alteration, human disturbance, or human exploitation which, in the foreseeable future, may result in its becoming a threatened species unless appropriate protective or management techniques are initiated or maintained,
2) data are limited or lacking,
3) may occupy such an unusually vital or essential ecological niche that should it decline significantly in numbers or distribution other species would be adversely affected to a significant degree,
4) has not sufficiently recovered from a past population depletion.

Taking into account the location and condition of the property, and conversations with state and federal agency personnel, listed wildlife species that could potentially be found on or around the site include:

COMMON NAME	SCIENTIFIC NAME	STATUS
Tricolor Heron	*Egretta tricolor*	SSC
Snowy Egret	*Egretta thula*	SSC
Little Blue Heron	*Egretta caerulea*	SSC
Tricolored Heron	*Egretta tricolor*	SSC
White Ibis	*Eudocimus albus*	SSC
Wood Stork	*Mycteria americana*	E

Bald Eagle	*Haliaeetus leucocephalus*	T
Osprey	*Pandion haliaetus*	SSC
Gopher Tortoise	*Gopherus polyphemus*	SSC
Eastern Indigo Snake	*Drymarchon corais couperi*	T

A full Threatened and Endangered species survey has not been done to date and should not be required due to the existing conditions of the property and the existing surrounding development. During the site visit no listed species were observed utilizing the site. The wading birds would potentially utilize the ditch adjacent to US 41 and the marsh area for foraging activities. Some of this usage will most likely be precluded by the proposed activity but the current condition of the wetland area is so overgrown and thick with vegetation that foraging values are very depressed. The development of this property should not adversely impact and listed or protected species.

JURISDICTIONAL WETLANDS

At the time of the site visit a small channel through the wetland area contained standing water and there are definite marsh-like conditions and evidence of hydrology. It is evident from the aerial photographs and the site visit that this site still has adequate hydrology for the wetland areas but it is also very apparent that the site has been affected by past activities such as clearing, road construction, and both residential and commercial development. Based on the vegetation, evidence of hydrology, and the soils, it is the opinion of Turrell & Associates, Inc. that a portion of the site would be claimed as jurisdictional wetlands by both the state and the federal agencies.

Permits from the U.S. Army Corps of Engineers (COE) and the South Florida Water Management District (SFWMD) will be required for any development activities (excavation or filling) impacting the wetlands within the site. To obtain the required permits, the applicant must demonstrate that wetland impacts have been avoided or minimized to the maximum extent possible and that the proposed impacts are not contrary to the public interest. Typically, wetland mitigation is required to offset the wetland impacts. The relative quality of a proposed impact site will influence the ability to obtain the required permits and the amount of mitigation required to offset the proposed impacts. In this case, the wetlands are definitely wet and even though evidence of past alterations is apparent, it is likely that wetland mitigation would be at a high ratio for the proposed impacts. Conservatively, we would recommend figuring on at least $50,000 per acre of wetland impact.

If the wetlands are to be impacted, the required mitigation can take the form of wetland creation, wetland restoration, wetland enhancement, wetland preservation, and/or upland preservation. Wetland creation is defined as creating a wetland (by re-contouring the ground and planting native wetland vegetation) from an area that is, and historically was, upland. Wetland restoration is defined as re-creating a wetland in an area that is not currently, but historically was, a jurisdictional wetland. Wetland enhancement is defined as improving an existing wetland, typically by removing exotic vegetation and improving the area's hydrology. Wetland and upland preservation is defined as preserving existing communities with little, if any, improvements to the area. If an approved mitigation bank is used, the enhancement and preservation has already been done by the bank and the amount of mitigation required is determined by a functional assessment that calculates the "value" of the wetland in terms of the

functions it provides (wildlife, water storage, water quality, etc.). Current costs for mitigation credits range from $35,000 to $56,000 per credit. The final mitigation plan will be based upon site-specific conditions and the proposed site development plan.

CONCLUSION

Based upon this evaluation, the development of the subject property will likely impact jurisdictional wetlands and State and Federal wetland impact permits are going to be required. Major issues to be resolved during the planning process will be insuring that the project meets or exceeds State water quality standards. The project is immediately adjacent tot eh Imperial River and no degradation of the waters within the river will be allowed. Another issue is the current passage of water across the site. Any proposed development plan will be required to maintain that passage of water either through or around the site. The property is within the floodplain of the river so compensating storage for the proposed filling will also need to be addressed during the site planning process. The state environmental resource permit will document and insure that water quality treatment of on-site stormwater will be addressed along with the compensating storage, wetland impact, and passage of waters across the site. Assuming that these issues can be adequately addressed by the site plan, we see no reason why the site could not be developed in an acceptable and realistic manner.

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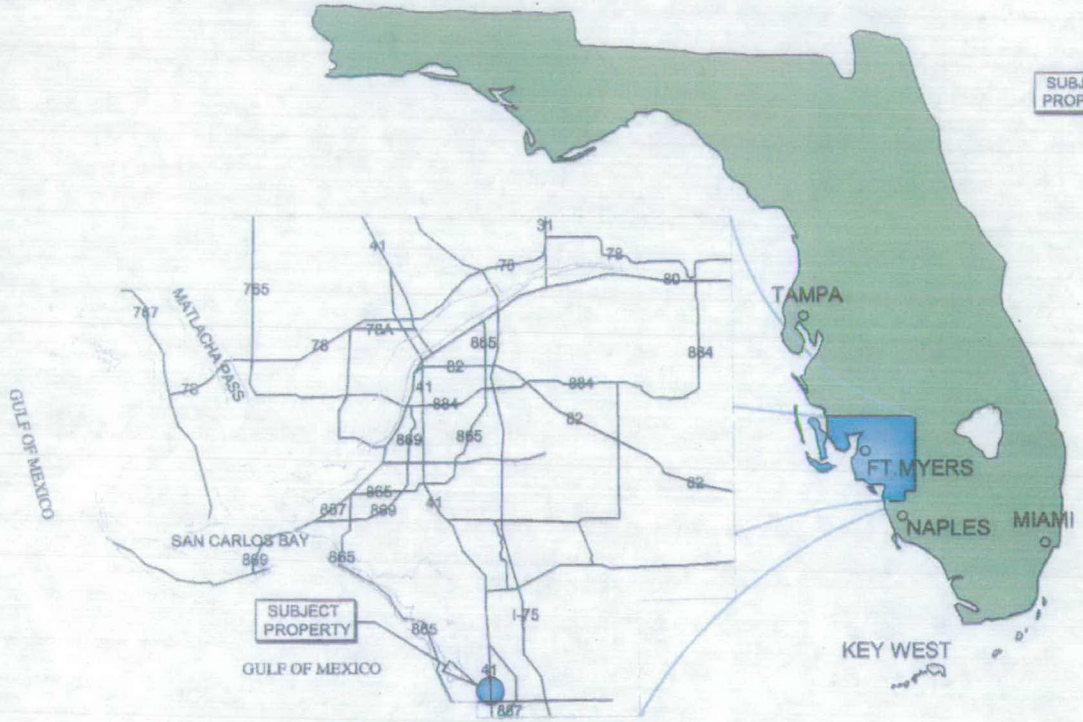
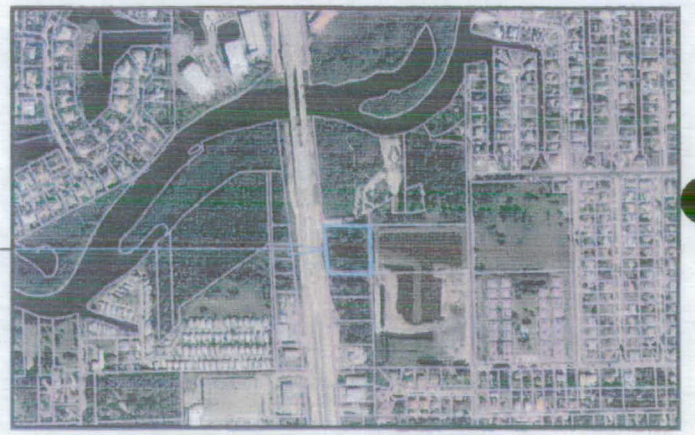
STATE OF FLORIDA



LEE COUNTY

VICINITY MAP



COUNTY AERIAL

N
W E
S

NOTES:

<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

<> LATITUDE: N26° 20' 11.7"

<> LONGITUDE: W81° 48' 20.4"

Turrell & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

BRB BONITA PROPERTY

SITE LOCATION MAP

DESIGNED:	T.T.T.	REVISION:	TAB NAME:	Location
DRAWN BY:	SS	N/A	SHEET:	01
CREATED:	05-09-06	N/A	SCALE:	NO SCALE
JOB NO.:	0627	N/A		

SECTION- 33 TOWNSHIP- 47 S RANGE- 25 E

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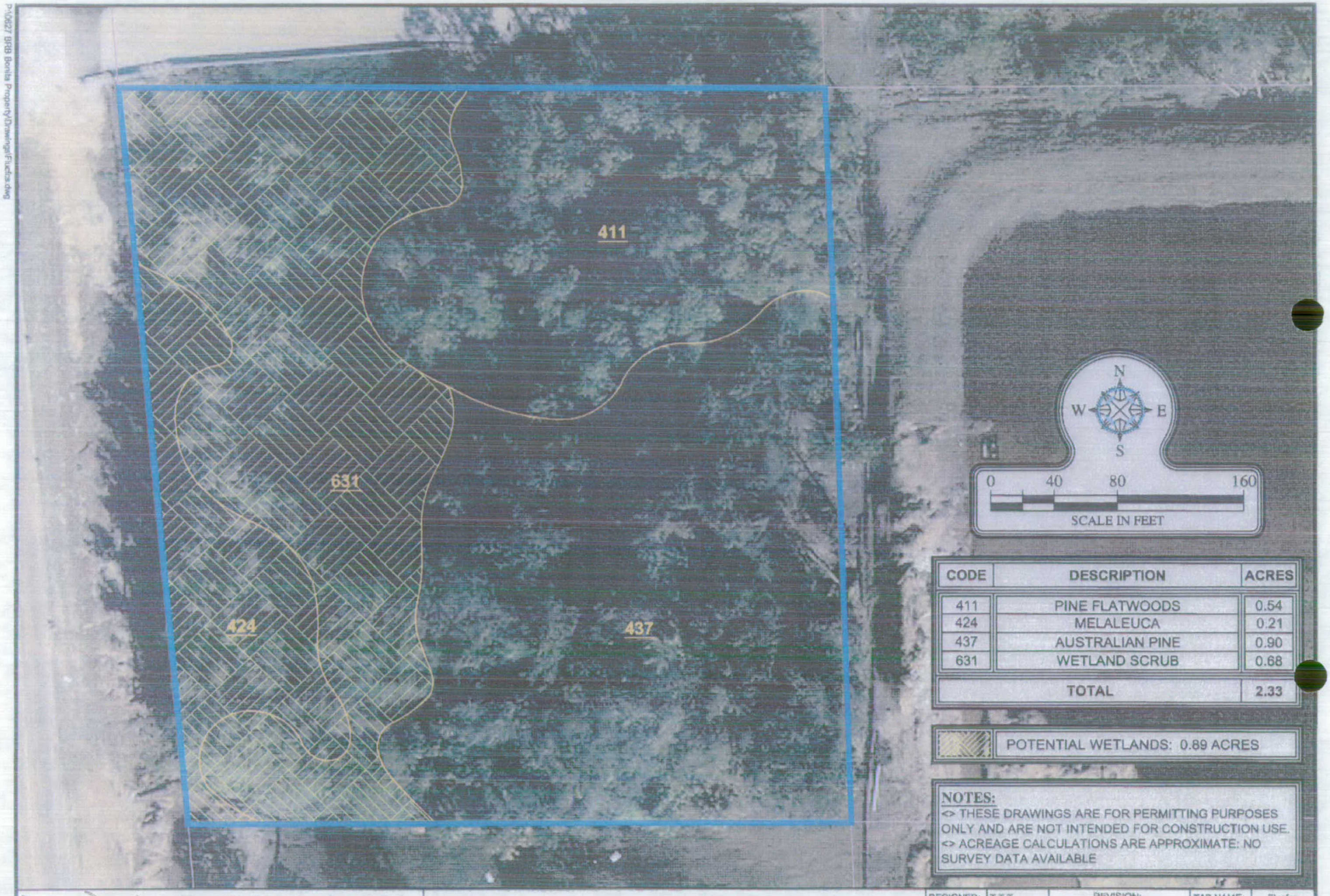

CODE	DESCRIPTION	ACRES
411	PINE FLATWOODS	0.54
424	MELALEUCA	0.21
437	AUSTRALIAN PINE	0.90
631	WETLAND SCRUB	0.68
	TOTAL	2.33

POTENTIAL WETLANDS: 0.89 ACRES

NOTES:
<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
<> ACREAGE CALCULATIONS ARE APPROXIMATE: NO SURVEY DATA AVAILABLE

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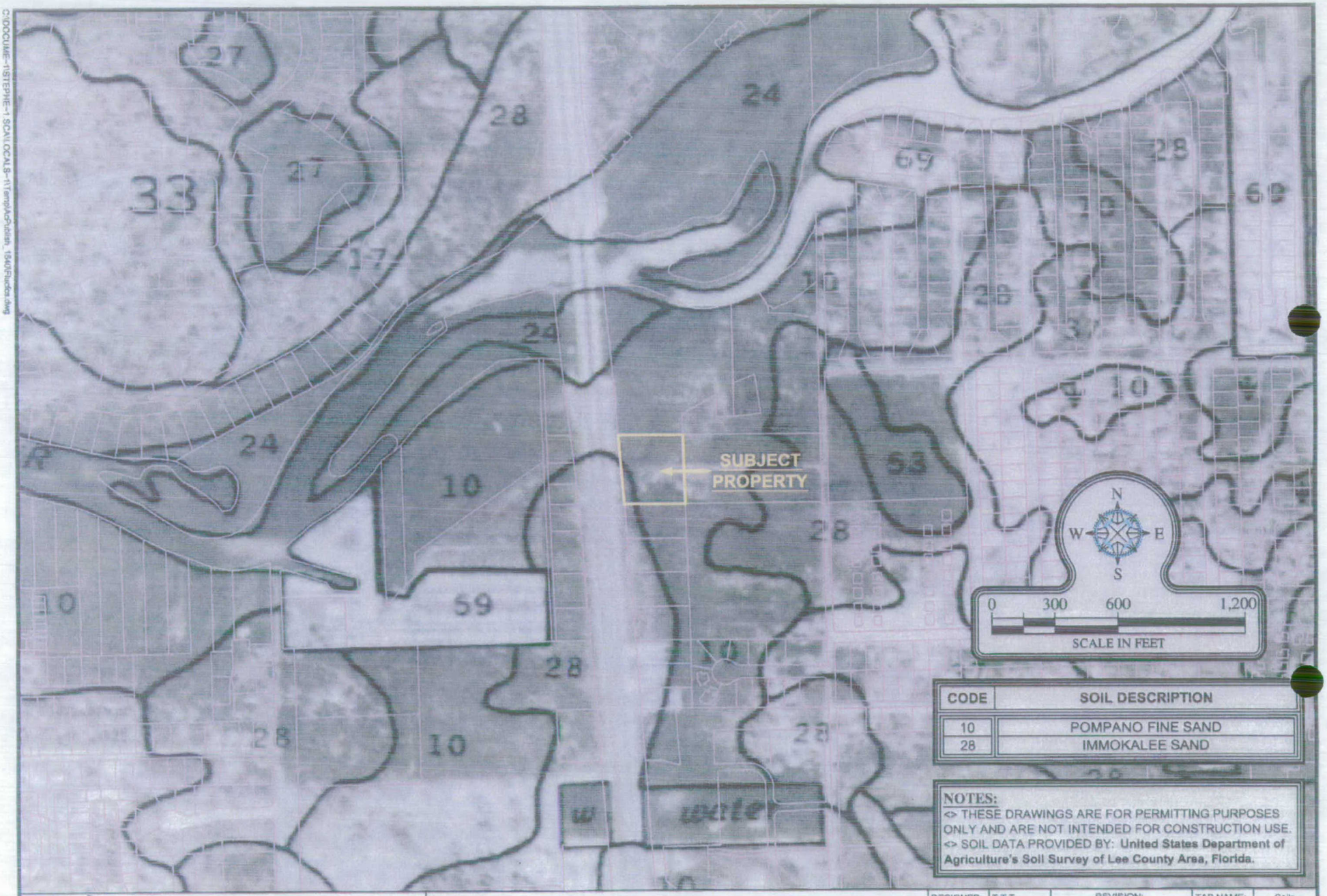
BRB BONITA PROPERTY

SITE FLUCFCS MAP

DESIGNED:	T.T.T.	REVISION:	TAB NAME:	Flucfcs
DRAWN BY:	SS	N/A	SHEET:	01
CREATED:	05-09-06	N/A	SCALE:	1"=80'
JOB NO.:	0627	N/A	2005 AERIAL	
SECTION- 33	TOWNSHIP- 47 S		RANGE- 25 E	



CODE	SOIL DESCRIPTION
10	POMPANO FINE SAND
28	IMMOKALEE SAND

NOTES:
<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
<> SOIL DATA PROVIDED BY: **United States Department of Agriculture's Soil Survey of Lee County Area, Florida.**

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BRB BONITA PROPERTY

LEE COUNTY SOILS SURVEY MAP

DESIGNED:	T.T.T.	REVISION:	TAB NAME:	Soils
DRAWN BY:	SS	N/A	SHEET:	03
CREATED:	05-09-06	N/A	SCALE:	1"=600'
JOB NO.:	0627	N/A		

SECTION- 33 TOWNSHIP- 47 S RANGE- 25 E

C:\DOCUME~1\STEPHE~1.SCA\LOCALS~1\Temp\AcPublish_1840\Rezlbn.dwg

FLORIDA DEPARTMENT OF STATE
Sue M. Cobb
Secretary of State
DIVISION OF HISTORICAL RESOURCES

May 10, 2006

Jeff Rogers
Turrell & Associates, Inc.
3584 Exchange Ave., Ste. B
Naples, FL 34104
FAX: 239-643-6632

In response to your inquiry of May 10, 2006, the Florida Master Site File lists one previously recorded archaeological site and fourteen standing structures in the following parcels of Lee County:

T47S, R25E, Section 33

In interpreting the results of our search, please remember the following points:

- **Areas which have not been completely surveyed, such as yours, may contain unrecorded archaeological sites or historical structures.**
- **While many of our records relate to historically significant properties, the entry of an archaeological site or an historical structure on the Florida Master Site File does not necessarily mean that the structure is significant.**
- **Since vandalism is common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **As you may know, federal and state laws require formal environmental review for some projects. Record searches by the staff of the Florida Master Site File do not constitute such a review. If your project falls under these laws, you should contact the Compliance Review Section of the Bureau of Historic Preservation at 850-245-6333 or at this address.**

If you have any further questions concerning the Florida Master Site File, please contact us as below.

Sincerely,
celeste ivory

Celeste Ivory
Archaeological Data Analyst, Florida Master Site File
Division of Historical Resources
R. A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

Phone: 850-245-6440, Fax: 850-245-6439
State SunCom: 205-6440
Email: *fmsfile@ dos.state.fl.us*
Web: *http://www.dos.state.fl.us/dhr/msf/*

CULTURAL RESOURCES REPORT

SITEID	FORMNO	T-R-S	CR	SITENAME	NRLIST	SURVEY	LOCATION	OTHER
LL00759	198710	47S/25E/33	AR	IMPERIAL RIVER			Map: BONS	Culture: GL Sitetype: MOUN
LL01426	200101	47S/25E/33	SS	CODWISE-PAYNE HOUSE		6668	27750 ARROYAL RD	Uses: RESI, VACA, RESI Built: C1920
LL02234	200404	47S/25E/33	SS	27720 ARROYAL ROAD		10704	27720 ARROYAL RD	Uses: RESI Built: 1945
LL02241	200404	47S/25E/33	SS	27950 WINDSOR ROAD		10704	27950 WINDSOR RD	Uses: RESI Built: 1953
LL02242	200404	47S/25E/33	SS	3663 QUAILS WALK		10704	3663 QUAILS WALK	Uses: RESI Built: 1955
LL02243	200404	47S/25E/33	SS	3499 QUAILS WALK		10704	3499 QUAILS WALK	Uses: RESI Built: 1954
LL02244	200404	47S/25E/33	SS	3470 QUAILS WALK		10704	3470 QUAILS WALK	Uses: RESI Built: 1952
LL02245	200404	47S/25E/33	SS	3452 QUAILS WALK		10704	3452 QUAILS WALK	Uses: RESI Built: 1952
LL02246	200404	47S/25E/33	SS	27860 WINDSOR ROAD		10704	27860 WINDSOR RD	Uses: RESI Built: 1951
LL02247	200404	47S/25E/33	SS	27850 WINDSOR ROAD		10704	27850 WINDSOR RD	Uses: RESI Built: 1948
LL02248	200404	47S/25E/33	SS	27870 WINDSOR ROAD		10704	27870 WINDSOR RD	Uses: RESI Built: 1952
LL02249	200404	47S/25E/33	SS	+/- 27700 WINDSOR ROAD		10704	+/- 27700 WINDSOR RD	Uses: GARA Built: 1945
LL02280	200405	47S/25E/33	SS	3861 QUAILS WALK		10704	3861 QUAILS WALK WALK	Uses: RESI Built: 1945
LL02285	200405	47S/25E/33	SS	2623 BONITA BEACH ROAD		10704	2623 BONITA BEACH RD	Uses: COMM Built: 1950
LL02286	200405	47S/25E/33	SS	3630 BONITA BEACH ROAD		10704	3630 BONITA BEACH RD	Uses: RESI Built: 1950

15 site(s) evaluated; 15 form(s) evaluated.
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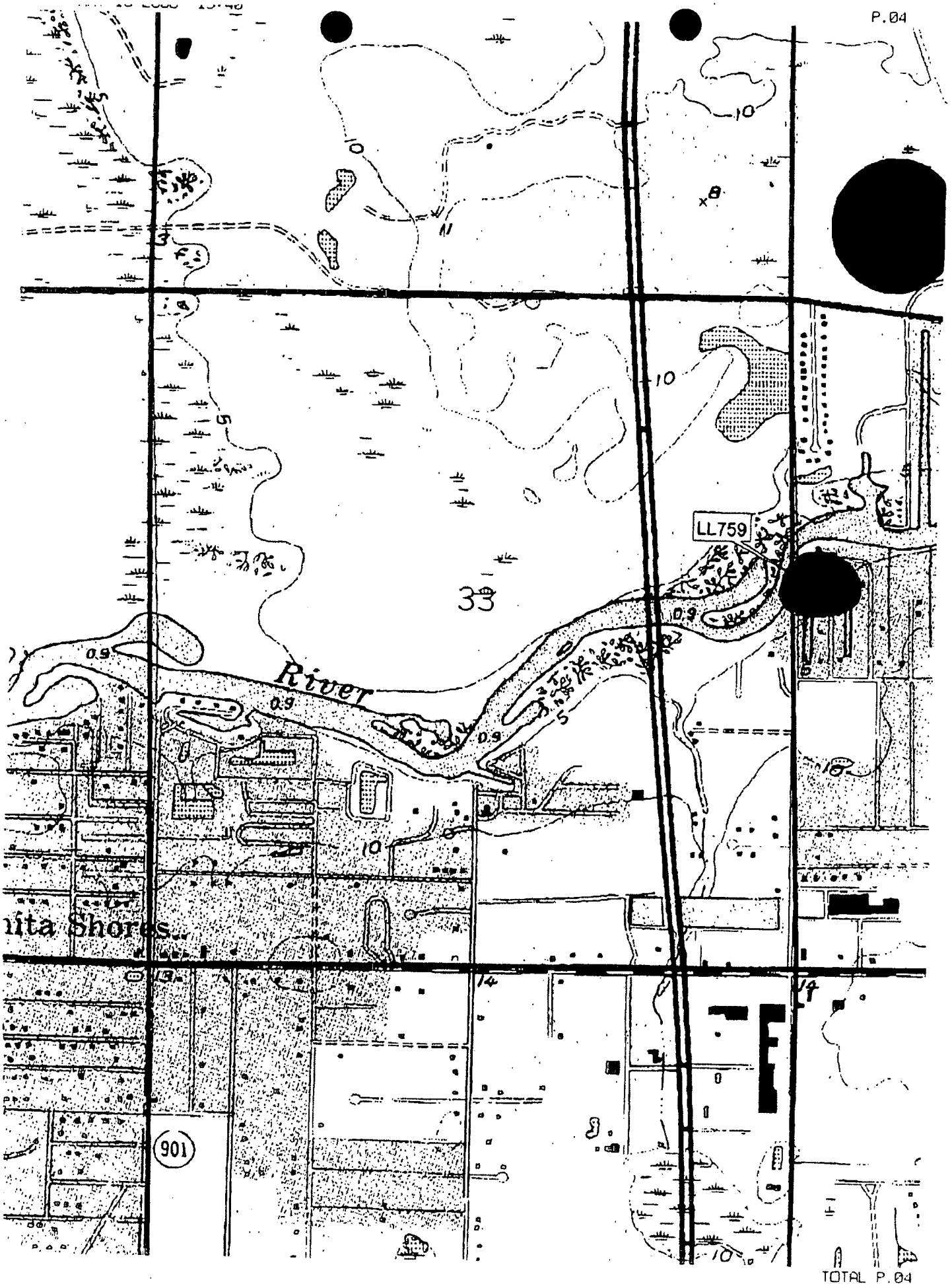


TOTAL P.04

DCI 2006-00087

RECEIVED
OCT 20 2006
COMMUNITY DEVELOPMENT

TRAFFIC IMPACT STATEMENT

FOR

LU BONITA SPRINGS CPD

Prepared by:

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS

3800 Via Del Rey
Bonita Springs, Florida 34134

(239) 947-1144

OCTOBER 2006

TRAFFIC IMPACT STATEMENT
LU BONITA SPRINGS CPD

The LU Bonita Springs CPD will be a 2.2 acre project located on the east side of U.S. 41 approximately 1,000 feet south of the Imperial River in Section 33, Township 47 South, Range 25 East, Bonita Springs, Florida. The project site is situated directly south of the existing Lee County Boat Ramp site. The proposed rezoning requests indoor storage, not to exceed 110,000 square feet or up to 300 boat storage units. The boat storage use generates more traffic and will be used for analysis in this report. A location map is provided on Figure 1. The Project Site Plan is provided on Figure 2.

Scope

The following items are included in this report:

1. Trip Generation Calculations for average weekday daily traffic including peak hour volumes.
2. Turn lane calculations.
3. Level of Service analysis for the nearest arterial roadway.

Conclusions/Discussion

The following conclusions can be drawn from the analyses:

1. A right turn lane is not required at the project entrance.
2. U.S. 41 operates at an acceptable level of service with project traffic included.

Trip Generation

The 7th Edition Trip Generation published by the Institute of Transportation Engineers (ITE) is used for trip generation calculations provided in this report. Land Use Code 151, Mini-Warehouse and Land Use Code 420, Marina are used for the proposed uses. The boat storage use generates more traffic, so it is used for the calculations in this report. A summary of the trip generation calculations is presented on Table 1. A summary for the mini-warehouse use is included in the appendix to this report.

The proposed project will generate 888 average annual daily trips, with 24 trip ends in the AM peak hour and 57 trip ends during the PM peak hour.

Turn Lane Calculations

The project will have one driveway on U.S. 41 and a connection to the existing driveway at the boat ramp is proposed. The proposed driveway is approximately 300 feet south of the boat ramp entrance on the east side of U.S. 41 and will be right in, right out only. The majority of site traffic will use the proposed driveway at the south side of the site. For purposes of this analysis, it is assumed that 80% of project traffic will use the proposed driveway and 20% will use the access via the existing driveway at the boat ramp. All vehicles will enter the site via a northbound right turn. The maximum entering right turn volume (during the PM peak hour) of 26 does not exceed the volume warrant for a turn lane. A turn lane is not required at the project entrance.

Level of Service Analysis

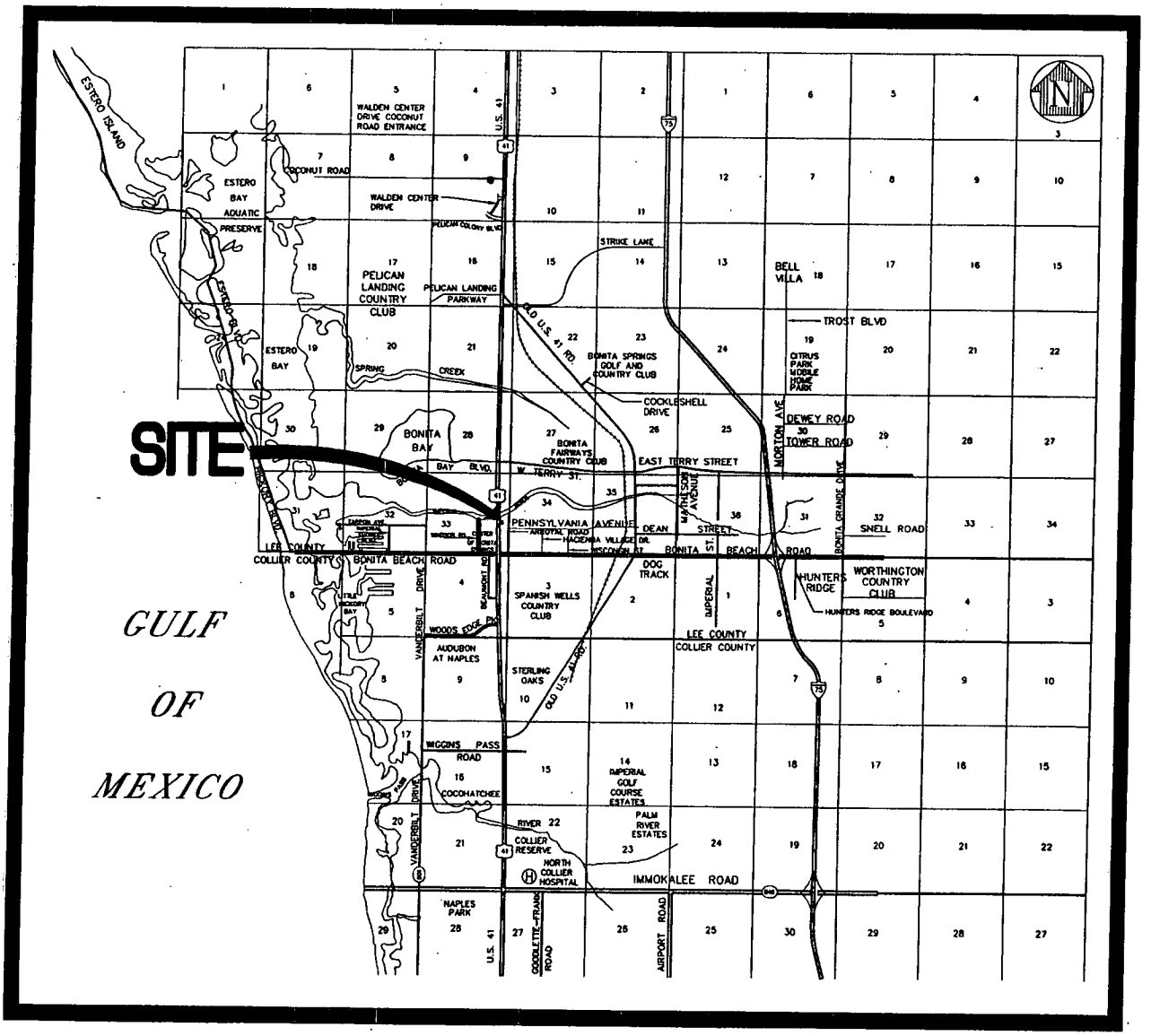
The expected buildout for this project is 2009. The 2006 100th highest hour volume for U.S. 41 at this location is 1,902. The growth rate used in the following calculations is 4.1%, based on growth for this link in the 2005 traffic count report (31,900 to 42,100 in 7 years). The LOS standard for this link is LOS E. The level of service analysis for U.S. 41 for the year following buildout is as follows:

U.S. 41 north of Bonita Beach Road – Projected Level of Service		
Year	100th Highest Hour Volume	Level of Service
Existing 2006	1,902	B*
2010 Without Project	2,234	B*
2010 With Project	2,267	B*

*Following completion of 6-lane improvements currently under construction.

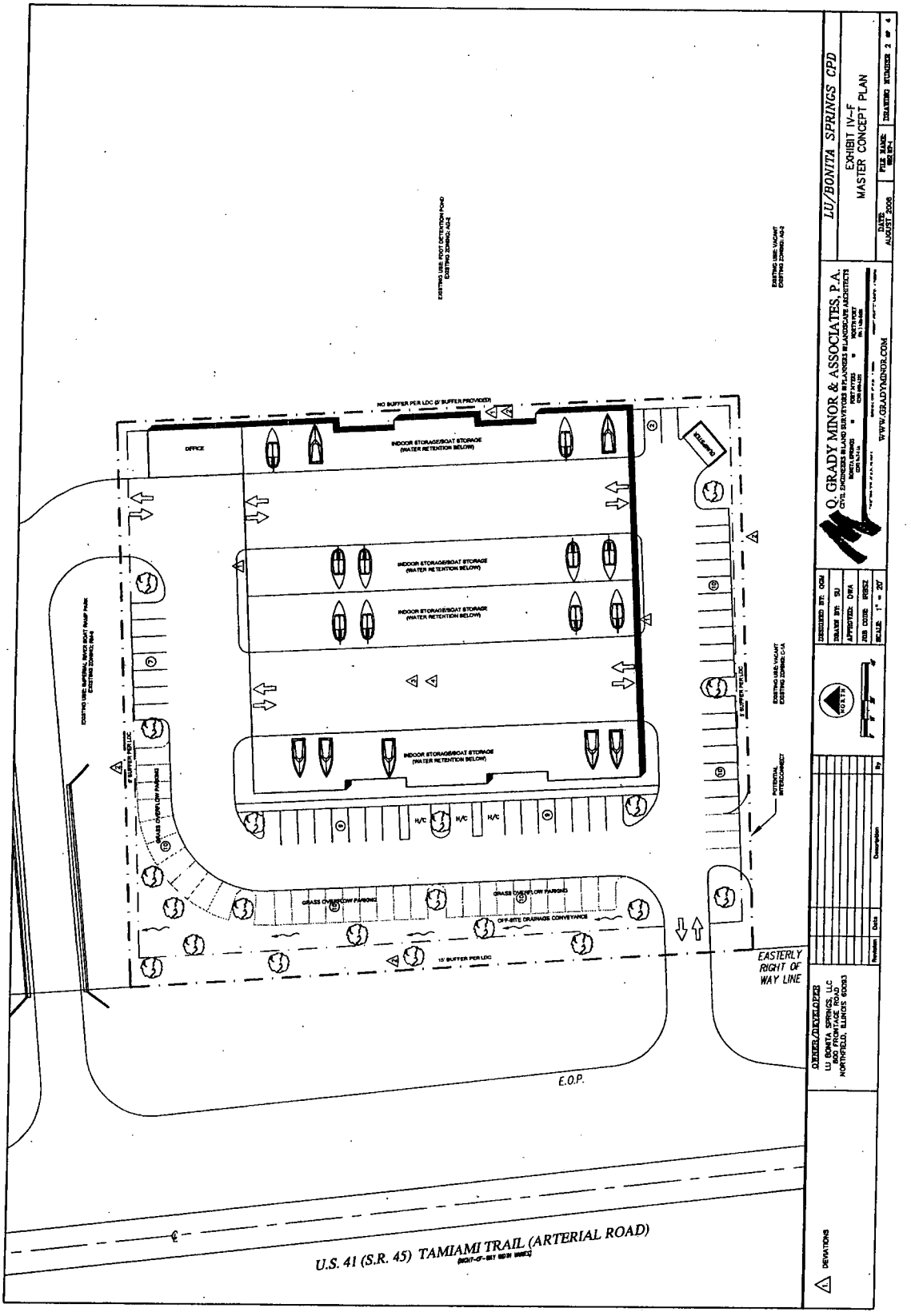
FIGURES AND TABLES

FIGURE 1



LU BONITA SPRINGS CPD

FIGURE 2



LU BONITA SPRINGS CPD SITE PLAN

TABLE 1

Summary of Trip Generation Calculation
For 300 Berths of Marina
October 16, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.96	2.26	1.00	888
7-9 AM Peak Hour Enter	0.03	0.00	1.00	9
7-9 AM Peak Hour Exit	0.05	0.00	1.00	15
7-9 AM Peak Hour Total	0.08	0.00	1.00	24
4-6 PM Peak Hour Enter	0.11	0.00	1.00	33
4-6 PM Peak Hour Exit	0.08	0.00	1.00	24
4-6 PM Peak Hour Total	0.19	0.00	1.00	57
Saturday 2-Way Volume	3.22	2.64	1.00	966
Saturday Peak Hour Enter	0.12	0.00	1.00	36
Saturday Peak Hour Exit	0.15	0.00	1.00	45
Saturday Peak Hour Total	0.27	0.53	1.00	81

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

LU BONITA SPRINGS CPD

APPENDIX

ROAD LINK VOLUMES
Peak Direction of Flow

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2005 100th HIGHEST HOUR		EST 2006 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
U.S. 41	COLLIER COUNTY LINE	BONITA BEACH RD. (C.R. 865)	6LD	E	2920	B	1,707	B	1,720	B	1,794	6 Ln under construction	29500
U.S. 41	BONITA BEACH RD. (C.R. 865)	W. TERRY ST.	6LD	E	2920	B	1,902	B	1,902	B	1,902	6 Ln under construction	29600
U.S. 41	W. TERRY ST.	OLD 41	6LD	E	2920	B	1,647	B	1,917	B	1,966	6 Ln under construction	29700
U.S. 41	OLD 41	CORKSCREW RD.	6LD	E	2920	B	1,964	C	2,597	D	2,894	Three Oaks ext funded in 05/06 Sandy Lane ext. under const.	29800
U.S. 41	CORKSCREW RD.	SANIBEL BLVD.	4LD	E	2110	B	1,799	B	1,808	B	1,814	6 Ln funded in 10/11 by FDOT Three Oaks 4 Ln funded in 05/06	29900
U.S. 41	SANIBEL BLVD.	ALICO RD.	6LD	E	3170	B	1,847	B	1,894	B	2,093	Three Oaks 4 Ln funded in 05/06	30000
U.S. 41	ALICO RD.	ISLAND PARK RD.	6LD	E	3170	B	2,432	B	2,440	B	2,491		30100
U.S. 41	ISLAND PARK RD.	BRIARCLIFF RD.	6LD	E	3170	B	2,449	B	2,517	B	2,557		30200
U.S. 41	BRIARCLIFF RD.	SIX MILE CYPRESS PKWY.	6LD	E	3170	B	2,518	B	2,518	B	2,518		30300
U.S. 41	SIX MILE CYPRESS PKWY.	DANIELS RD.	6LD	E	2690	E	1,788	E	1,809	E	1,980	Plantation 4 Ln proposed in 10/11 Summerlin 6 Ln proposed in 07/08	30400
U.S. 41	DANIELS RD.	COLLEGE PKWY.	6LD	E	2690	E	2,213	E	2,214	E	2,222	Constrained v/c=0.82 Summerlin 6 Ln proposed in 07/08	30500
U.S. 41	COLLEGE PKWY.	SOUTH RD.	6LD	E	2690	E	2,514	E	2,517	E	2,517	Constrained v/c=0.93 Summerlin 6 Ln proposed in 07/08	30600
U.S. 41	SOUTH RD.	BOY SCOUT DR.	6LD	E	2690	E	2,284	E	2,284	E	2,301	Constrained v/c=0.85 Summerlin 6 Ln proposed in 07/08	30700

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	Daily Traffic Volume (AADT) 1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	NOTE	PERMANENT STATION
SUNRISE BLVD	E OF BELL BLVD	480	F		200	200	300	200	200	300	300		600		6
SUNSHINE BLVD	N OF IMMOKALEE RD	413	F	700	1000	1300	1100	1200	1300	1000	1800	2800	3800		22
	N OF LEE BLVD (CR 884)	412	F	1600	2300	3000	2800	3100	3400	5000	4600	5600	9300		22
	N OF W 12TH ST	479	F		700	2400	2500	2300	N/A	2900	3400	4000	7000		22
TAMIAMI TRAIL - SEE US 41 OR BUSINESS US 41															
THREE OAKS PKWY	S OF CORKSCREW RD	525	H							8400	10700	12500	11600		15
	N OF CORKSCREW RD	415	H	3000	4000	4500	5600	5900	7200	8500	11100	12700	12900		15
	S OF ALICO RD	414	H	4200	5000	5100	5700	5600	5700	6400	6300	7800	7200		25
TICE ST	W OF ORTIZ AV	417	A	3400	3400	3000	4000	3700	4100	4000	3300	3700	4200		5
	W OF I 75	416	E	2500	2400	2200	2300	2400	2500	2100	2600	2400	2800		5
TREELINE AVE	S OF DANIELS PKWY	502	E		900	900	2200	2600	2900	2700	2200		10400		48
	N OF AIRPORT TERMINAL	61	E										16200	5	
	S OF MIDFIELD TERMINAL	60	E										19000	5	
12 ST W	E OF GUNNERY RD	472	F		1800	3000	2100		1800	2500	2700	3000	4100		22
23RD ST SW	E OF GUNNERY RD	469	F		4300	5100	2900	3400	4600	4900	5100	7800	8400		22
US 41 (SR 45)	N OF COLLIER CO LINE	23	H	24200	28000	27400	28800	30700	31300	34000	35300	U/C	U/C	1	
	N OF BONITA BEACH RD	437	H	31700	33400	34500	36400	35700	39900	43900	42100	U/C	U/C	1	23
	N OF WEST TERRY ST	433	H	27500	29000	29200	30200	32500	35500	38200	38000	U/C	U/C	1	25
	N OF OLD 41	436	H	30600	30700	30100	32900	31600	30800	43100	N/A	U/C	45300		25
	S OF HICKORY DR	25	H	29400	29400	27100	29000	31500	35100	N/A	37700	40800	41500		
	N OF SANIBEL BLVD	424	H	28900	28800	25700	27700	30400	34400	34700	40100	42500	42600		25
	N OF ALICO RD	420	G	40300	41200	39400	41300	41100	48500	47800	52500	58700	56100		25
	N OF ISLAND PARK RD	434	G	44200	42800		42500	41700	48800	48600	54700	55900	56500		25
	N OF JAMAICA BAY WEST	435	G	51100	52700		49000	48400	58900	52700	63700	66800	66900		25
	N OF SIX MILE CYPRESS PKW	418	G	43200	39900			35700	38300	41100	43500	47100	47500		9

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2004 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
SUMMERLIN RD	McGREGOR BLVD	SAN CARLOS BLVD	4	2.2	4LD	830	1,860	2,020	2,050	2,050	1,600	3,580	3,880	3,940	3,940
	SAN CARLOS BLVD	PINE RIDGE RD	4	0.5	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	PINE RIDGE RD	BASS RD	4	1.7	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	BASS RD	GLADIOLUS DR	4	1.8	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	GLADIOLUS DR	CYPRESS LAKE DR	4	1.8	4LD	0	1,180	1,870	1,960	1,960	0	2,320	3,660	3,840	3,840
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	COLLEGE PKWY	BOY SCOUT	4	1.9	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	BOY SCOUT	COLONIAL BLVD	1	1.1	4LD	0	0	0	640	1,890	0	0	0	1,250	3,700
SUNSHINE BLVD	SR 82	LEE BLVD	3	3.6	2LN	110	220	370	590	960	180	370	620	980	1,600
	LEE BLVD	W 12TH ST	3	3.2	2LN	110	220	370	590	960	180	370	620	980	1,600
THREE OAKS PKWY	BONITA BEACH RD	CORKSCREW RD	4	11.7	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	CORKSCREW RD	SAN CARLOS BLVD	4	3.1	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	SAN CARLOS BLVD	ALICO RD	4	1.7	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
TREELINE AVE	ALICO RD	DANIAL PKWY	3	3.8	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	DANIAL PKWY	COLONIAL BLVD	3	4.5	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
US 41	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	BONITA BEACH RD	TERRY ST	8	1.1	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	TERRY ST	OLD 41	8	2.3	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	OLD 41	CORKSCREW RD	8	3.5	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	CORKSCREW RD	BROADWAY	4	0.7	4LD	760	1,870	2,070	2,110	2,110	1,460	3,590	3,980	4,060	4,060
	BROADWAY	SANIBEL BLVD	4	1.9	4LD	760	1,870	2,070	2,110	2,110	1,460	3,590	3,980	4,060	4,060
	SANIBEL BLVD	ALICO RD	4	2.2	6LD	1,130	2,840	3,110	3,170	3,170	2,170	5,460	5,980	6,090	6,090
	ALICO RD	ISLAND PARK RD	4	1.0	6LD	1,130	2,840	3,110	3,170	3,170	2,170	5,460	5,980	6,090	6,090
	ISLAND PARK RD	JAMAICA BAY W.	4	1.6	6LD	1,130	2,840	3,110	3,170	3,170	2,170	5,460	5,980	6,090	6,090
	JAMAICA BAY W.	SIX MILE PKWY	4	0.5	6LD	1,130	2,840	3,110	3,170	3,170	2,170	5,460	5,980	6,090	6,090
	SIX MILE PKWY	ANDREA LN	4	0.5	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	ANDREA LN	DANIELS PKWY	4	0.8	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	DANIELS PKWY	COLLEGE PKWY	4	0.7	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	COLLEGE PKWY	SOUTH RD	4	1.4	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	SOUTH RD	BOY SCOUT RD	4	0.4	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	BOY SCOUT RD	NORTH AIRPORT RD	1	0.8	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	NORTH AIRPORT RD	COLONIAL BLVD	1	0.2	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	FORT MYERS CITY LIMIT	NORTH KEY DR	1	0.4	4LD	0	1,250	2,550	2,700	2,820	0	2,040	4,170	4,420	4,620
	NORTH KEY DR	HANCOCK BRIDGE PKWY	2	0.7	4LD	0	1,250	2,550	2,700	2,820	0	2,040	4,170	4,420	4,620
	HANCOCK BRIDGE PKW	PONDELLA RD	2	0.3	4LD	0	0	900	1,790	1,920	0	0	1,480	2,930	3,140
	PONDELLA RD	SR 78	2	1.3	4LD	0	0	900	1,790	1,920	0	0	1,480	2,930	3,140
	SR 78	LITTLETON RD	2	1.0	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270
	LITTLETON RD	BUS 41	2	1.2	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270
	BUS 41	DEL PRADO BLVD	2	0.8	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270
	DEL PRADO BLVD	TRAIL DAIRY	2	0.8	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270
	TRAIL DAIRY	CHARLOTTE CO. LINE	2	2.6	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270

PERMANENT COUNT STATION 23
US 41 NORTH OF COLLIER CO. LINE
2003 AADT = 35300

K factor=0.093

1. Monthly ADT as a % of Annual ADT

January	112
February	119
March	118
April	108
May	94
June	89
July	87
August	87
September	86
October	99
November	98
December	103

2. Day of Week ADT as % of Annual ADT

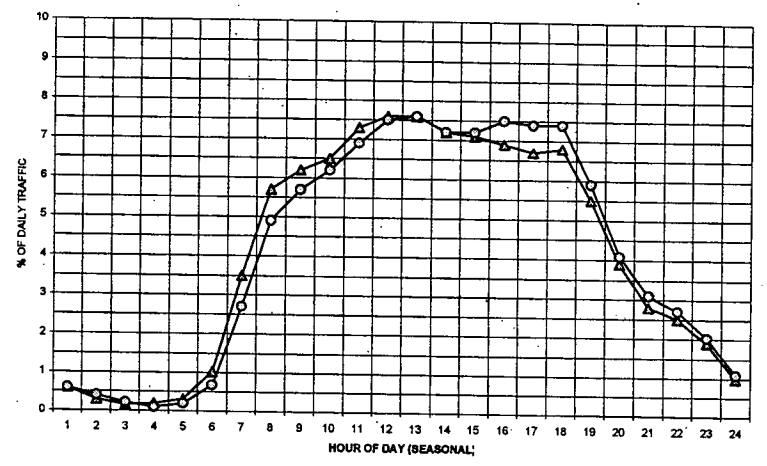
Monday	104
Tuesday	110
Wednesday	108
Thursday	107
Friday	112
Saturday	89
Sunday	70

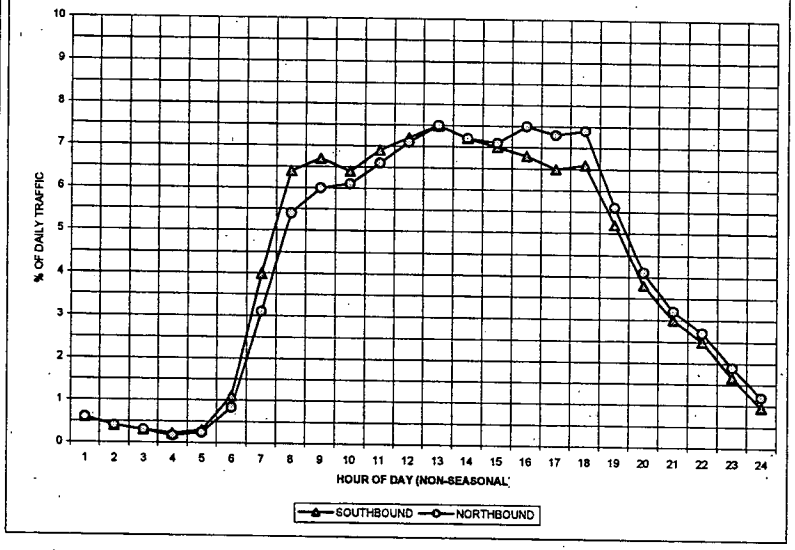
3. Peak Flow Characteristics

	Non-Season	Season
a) Peak Flow between 7 am and 9 am		
(1) as a % of weekday traffic	6	6
(2) directional Split	53 % SB 47 % NB	53 % SB 47 % NB
b) Peak Flow between 4 pm and 6 pm		
(1) as a % of weekday traffic	7	7
(2) directional Split	47 % SB 53 % NB	48 % SB 52 % NB

NOTE: THE USUAL PEAK PERIODS, 7-9 & 4-6, MAY NOT BE THE ACTUAL PEAKS AT THIS STATION, CHECK THE GRAPHS

STA # 23 US 41
NORTH OF COLLIER CO. LINE





LU Bonita Springs CPD
Summary of Trip Generation Calculation
For 110 Th.Gr.Sq.Ft. of Mini-Warehouse
October 17, 2006

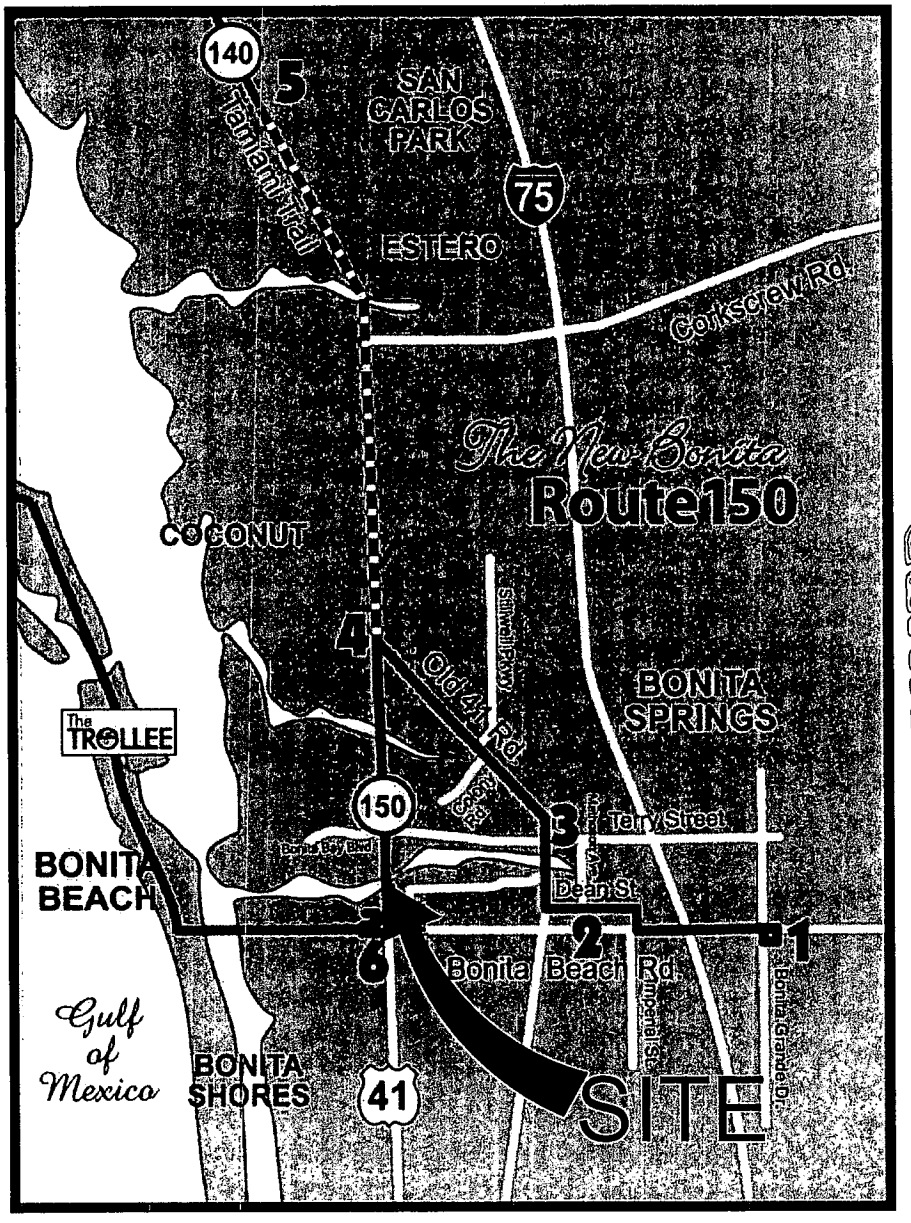
	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.50	1.78	1.00	275
7-9 AM Peak Hour Enter	0.09	0.00	1.00	10
7-9 AM Peak Hour Exit	0.06	0.00	1.00	7
7-9 AM Peak Hour Total	0.15	0.39	1.00	17
4-6 PM Peak Hour Enter	0.13	0.00	1.00	14
4-6 PM Peak Hour Exit	0.13	0.00	1.00	14
4-6 PM Peak Hour Total	0.26	0.52	1.00	29
Saturday 2-Way Volume	2.33	1.69	1.00	256
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.40	0.64	1.00	44

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

LU/BONITA SPRINGS CPD

EXHIBIT IV-A
PUBLIC TRANSIT MAP



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Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS ▪ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ▪ FORT MYERS (239) 690-4380 ▪ NORTH PORT (941) 426-8858
ENGINEERING CERT. OF AUTH. EB 0005151 SURVEYING CERT. OF AUTH. LB 0005151 LANDSCAPE ARCHITECT BUSINESS LV 26000266
WWW.GRADYMINOR.COM

Bus Riding Tips

- Be at Bus Stop 5 minutes before scheduled time.
- Have exact fare. Drivers cannot make change.
- Unscheduled stops are NOT allowed.
- Violent, disruptive or illegal behavior will not be tolerated. Passengers who are verbally or physically abusive to drivers or other passengers, or are otherwise disruptive, will be subject to disciplinary action which may lead to suspension of service
- Check the destination sign above the windshield to ensure you are boarding the correct route
- Transfers Good On Next Available Bus Only and Not Valid on Same Route
- Out of courtesy to fellow passengers, smoking, drinking, eating, gambling, littering, and music without headphones are not allowed.
- No Service provided on following days

New Year's Day	Labor Day
Memorial Day	Thanksgiving Day
July 4th	Christmas Day

Bus Pass Outlet Locations

Fort Myers	Downtown Intermodal Center 2250 Peck Street
	LeeTran Office 6035 Landing View Road
So. Fort Myers	Edison Community College Student Services Building
Cape Coral	City Hall 1015 Cultural Parkway

Route 150 Fare Information

Free.

You do not pay a fare when riding the Route 150.

Your fares have generously been paid by the City of Bonita Springs.

Fare Information For Other LeeTran Fixed Routes

Adult Fare	$1.00
Discount Fare	$ .50

(available with Medicare card, or as a Disabled Citizen, Senior Citizen {65 or older} or under 18 Citizen with valid LeeTran ID)

Pre-School Children (under 42 in.)	Free
Transfers	$ .15

(Must be purchased when boarding)

Passes

All Day Pass	$3.00
Adult Monthly Pass	$30.00
Student Monthly Pass	$25.00
Senior/Disabled Monthly Pass	$18.00
Adult Twelve Trip	$10.00
Student Twelve Trip	$ 7.50
Senior Twelve Trip	$ 5.00
Stored Value Card	$20.00

150 Bonita Springs

lee tran

Your Ride Is Here.

SERVICING

- Bonita K-Mart
- Dean Street
- Old US 41
- Publix at Bonita Grande
- Downtown Bonita

TRANSFERS

San Carlos Park	140
Bonita Kmart	Beach Trolley (25¢ Fare)

Transfers to the Route 140 are **FREE**

All buses are wheelchair accessible.

MORE INFO **533-8726 (LEE-TRAN)**

www.rideleetran.com

Effective 04/12/05

Monday through Saturday Schedule

WESTBOUND

1 Publix	2 Dean & Matheson	3 Old 41 & W. Terry	4 Old 41 & US 41	5 San Carlos Park	6 Bonita K-Mart
--	--	--	--	--	--
6:35	6:45	6:50	6:57	--	7:03
8:15	8:25	8:30	8:37	--	8:43
9:23	9:33	9:38	9:45	--	9:51
10:33	10:43	10:48	10:55	--	11:01
11:43	11:53	11:58	**12:05**	--	**12:11**
12:53	**1:03**	**1:08**	**1:15**	--	**1:21**
2:03	**2:13**	**2:18**	**2:25**	--	**2:31**
3:13	**3:23**	**3:28**	**3:35**	**3:55**	**4:23**
5:03	**5:13**	**5:18**	**5:25**	**5:45**	–

EASTBOUND

6 Bonita K-Mart	5 San Carlos Park	4 Old 41 & US 41	3 Old 41 & W. Terry	2 Dean & Matheson	1 Publix
--	6:00	6:13	6:20	6:25	6:35
7:10	7:40	7:53	8:00	8:05	8:15
8:50	--	9:01	9:08	9:13	9:23
10:00	--	10:11	10:18	10:23	10:33
11:10	--	11:21	11:28	11:33	11:43
12:20	--	**12:31**	**12:38**	**12:43**	**12:53**
1:30	--	**1:41**	**1:48**	**1:53**	**2:03**
2:40	--	**2:51**	**2:58**	**3:03**	**3:13**
4:30	–	**4:41**	**4:48**	**4:53**	**5:03**
--	**5:50**	**6:03**	**6:10**	**6:15**	--

PM times in **BOLD**

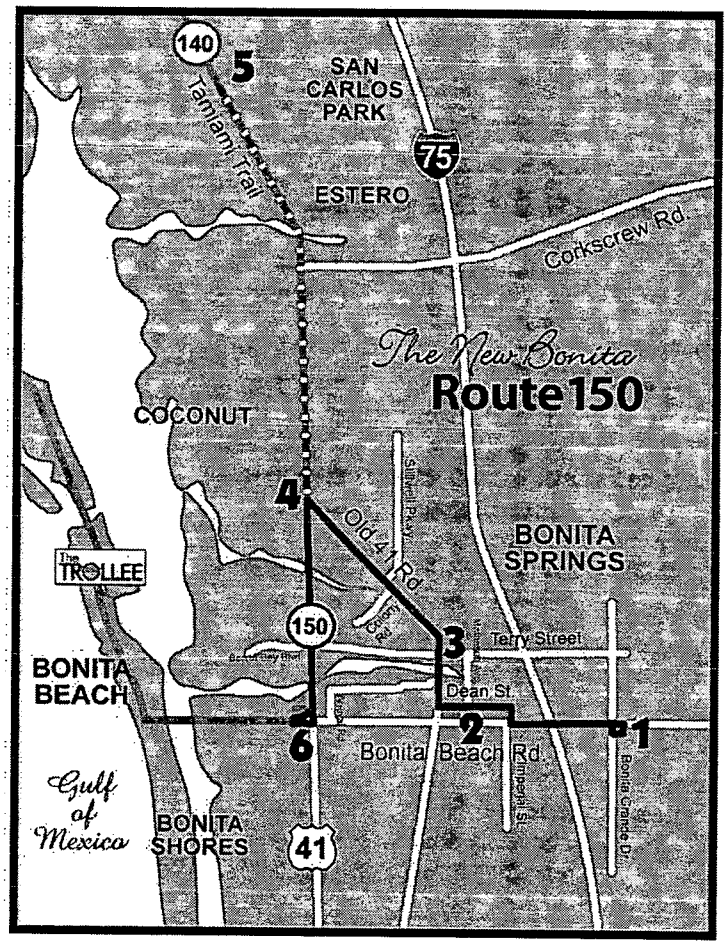
All times are approximate

Route 150 Landmarks

1. Publix
2. Dean & Matheson
3. Old 41 & W. Terry
4. Old 41 & US 41
5. San Carlos Park
6. Bonita K-Mart

★ Transfer Locations

No Sunday Service



LU/BONITA SPRINGS CPD

Exhibit IV-D
Description of Proposed Development

The proposed LU/Bonita Springs CPD consists of approximately 2.2± acres of vacant property located on the east side of U.S. 41, immediately south of the Imperial River Boat Ramp Park. The site is within the General Commercial Future Land Use designation on the Bonita Springs Future Land Use Map and is zoned AG-2. The property is west of an FDOT retention pond and north of another vacant parcel with the same future land use designation and C-1A zoning.

The subject site is intended to be developed with a mini-warehouse storage facility that accommodates boat and trailer storage. If approved, the property will also be used for excess parking at the boat ramp. There are two planned access points to the project. As shown on the Master Concept Plan (MCP), one access is provided for general traffic onto U.S. 41 and another for boat ramp traffic will be provided on the north side of the site. The internal street network allows for adequate turning movements on-site to accommodate the proposed uses.

Commercial uses are limited to a Floor Area Ratio of 1.2 in the General Commercial district by the Comprehensive Plan. A maximum of 110,000 square feet of storage space is proposed for the commercial area, which is less than the allowable amount, as shown below:

2.2 acres x 43,560 sq. ft./acre = 95,832 sq. ft.
95,832 sq. ft. x 1.2 Floor Area Ratio = 114,998 sq. ft.

The MCP contains site-specific development standards for the proposed CPD. The maximum height is 55 feet which is within the GMP requirement that maximum height must be less than 75 feet. The proposed building setbacks are 25 feet from U.S. 41 and the southern property line, 15 feet from the northern access road and five feet from the eastern property line. A full explanation is contained within Exhibit IV-H to address how these standards are appropriate in this location. It is unlikely that any conflicts will occur if the proposed setbacks are approved.

The proposed LU/Bonita CPD will enhance the area with a well-planned, high-quality commercial project. The described standards and the commitments in the MCP ensure the City that the site will be developed in a way that adds to the U.S. 41 corridor in Bonita Springs.

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LU/BONITA SPRINGS CPD

Exhibit IV-G
Schedule of Uses

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE)
MINI-WAREHOUSES (INDOOR SELF STORAGE)
RETAIL, ACCESSORY
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

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Schedule IV-H
Schedule of Deviations and Justifications

DCI 2006-00087

Deviation 1:

From Section 3-416(B) which requires building perimeter landscape plantings equal to ten percent of the building footprint abutting all sides of the building to allow the required plant material on the north, east and south sides to be displaced to perimeter landscape buffers.

Justification 1:

The proposed boat storage facility will be a covered building with two wide loading areas on both the north and south sides. This structure greatly reduces the building perimeter area available for landscape planting material. Because the property east of the subject site is a detention pond, the setback is reduced in this location to five feet. Approval of the deviation request would allow plants normally located next to the building on the north, east and south to be moved to the Type A buffers along the northern and southern perimeter of the property which will add to the visual screening of the site. Building perimeter plantings are intended to soften the effect of the structure. This will still occur in the front of the building and between the loading areas on the sides. The rear will not be visible to the public and so this landscape requirement is superfluous. However, the plant material will be displaced to enhance the landscaping that will be visible to the public. This deviation request poses no danger to the health, safety or welfare of the public. In fact, it better meets the intention of the Code by softening the visible part of the project.

Deviation 2:

From Sections 34-935(b)(1)b and 34-935(b)(1)e which provide for minimum building setbacks from property boundaries to allow a five-foot setback from the eastern property line, a 15-foot setback from the northern property line and a 25-foot setback from the western and southern property lines.

Justification 2:

The Land Development Code contains perimeter setback requirements for planned developments based on the greater of half the building height, landscape buffer width and type of use. The over-ruling factor for each perimeter in this case is the proposed building height of 55 feet, which would trigger 27.5-foot setback requirements. Section 34-2192 indicates that an appropriate buffer width on an arterial road, such as U.S. 41, is 25 feet. For simplicity, that is the standard proposed for both the western and southern perimeters. The property south of the subject site is not yet developed, but is zoned for commercial use. East of the subject site is the FDOT detention pond. Nothing will be developed here in the future and a five-foot setback is proposed to move the building footprint as far from U.S. 41 as possible. On the north side, the only part of the proposed boat storage facility that is not able

to meet the LDC setback requirements is the office. This part of the structure is fifteen feet from the property line. If not for the overall building height, fifteen feet would have been a Code-compliant development standard. Since the office will not be as tall as the rest of the building the deviation request is reasonable. Reduction of the setbacks poses no threat to public health, safety or welfare.

Deviation 3:

From Section 34-2020(3)(g) which requires mini-warehouses to provide one parking space per 25 storage units to allow provision of one parking space per 100 storage units.

Justification 3:

The applicant operates a national mini-warehouse business that departs from the traditional style of the storage industry. Instead of low-profile, external access, industrial-looking buildings, the intended development would appear much like an office building on the primary façade. In addition to changes in the look of storage facilities, the applicant provides a range of unit sizes, some of which are much smaller than those provided by traditional mini-warehouse facilities. The applicant has found that customers utilize smaller units and access them infrequently. Due to these factors it is appropriate to modify the parking requirement from one space per 25 units to one space per 100 storage units. This is a standard that has been deemed to be appropriate in other locations owned by the applicant.

Deviation 4:

From Section 34-2020(3)(j) which requires one parking space per four dry boat storage stalls to allow one parking space per 12 dry boat storage stalls plus 30 stabilized grass parking spaces.

Justification 4:

The proposed facility will provide dry boat storage adjacent to the Imperial River Boat Ramp Park. The collocation of these facilities will reduce the impact to the boat ramp parking. The storage facility will transport boats to the ramp and keep the trailer on-site. The proposed deviation is a national parking standard that is also utilized locally by a neighboring County. The applicant recognizes the distinct character of this property and proposes providing 30 stabilized grass parking spaces to reduce the total impervious area of the development.

INSTR # 2006000045632, Doc Type D, Pages 1, Recorded 01/31/2006 at 12:04 PM, Charlie Green, Lee Co[illegible] Clerk of Circuit Court, Deed Doc. D[illegible]0500.00 Rec. Fee $10.00 Deputy Cl[illegible] JCASOLA

Return to Jenny Joiner
Chicago Title Insurance Co.
5447 Nellie Davis Lane
Tampa, FL 33634
200509014

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This Document Prepared By:
James H. Siesky, Esquire
Siesky, Pilon & Wood
1000 North Tamiami Trail, Suite 201
Naples, FL 34102
WITHOUT OPINION OF TITLE

Parcel ID Number: 33-47-25-B3-00254.0010

Warranty Deed

This Indenture, Made this 19th day of January, 2006 A.D., **Between** James M. Goldie, Individually and as Trustee

of the County of Collier, State of Florida, **grantor,** and LU/Bonita Springs LLC, an Illinois limited liability company

whose address is: 800 Frontage Road, Northfield, IL 60093

of the County of , State of Illinois, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Lee State of Florida to wit:

Tract 55, lying East of U.S. 41 Highway, ARROYAL SUBDIVISION, according to plat thereof recorded in Plat Book 3, Page 80, of the Public Records of Lee County, Florida.

Subject to easements, restrictions, reservations common to the subdivision and taxes for the current year and subsequent years.

The Grantor warrants that the above described property is not the homestead of Grantor or any member of his family nor is such property contiguous to any such homestead property.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Wanda Quillinan
Witness

James M. Goldie, Trustee (Seal)
James M. Goldie, Individually and as Trustee
P.O. Address: 3775 Airport Road, Naples, FL 34105

Teddy Kaczmarowski
Printed Name: TEDDY KACZMAROWSKI
Witness

STATE OF Florida
COUNTY OF Collier

The foregoing instrument was acknowledged before me this 17 day of January, 2006 by James M. Goldie, Individually and as Trustee

he is personally known to me or he has produced his Florida driver's license as identification.

WANDA QUILLINAN
MY COMMISSION # DD 440599
EXPIRES: October 14, 2009
Bonded Thru Notary Public Underwriters

Printed Name: Wanda Quillinan
Notary Public
My Commission Expires:

Laser Generated by © Display Systems, Inc., 2003 (863) 763-5555 Form FLWD-1

PROPERTY DATA FOR PARCEL 33-47-25-B3-00254.0010
TAX YEAR 2005

Parcel data is available for the following tax years:
[2001 | 2002 | 2003 | 2004 | 2005]

[Next Lower Parcel Number | Next Higher Parcel Number | Display Tax Bills on this Parcel | **NEW!** Tax Estimator]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2005 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LU BONITA SPRINGS LLC
800 FRONTAGE RD
NORTHFIELD IL 60093

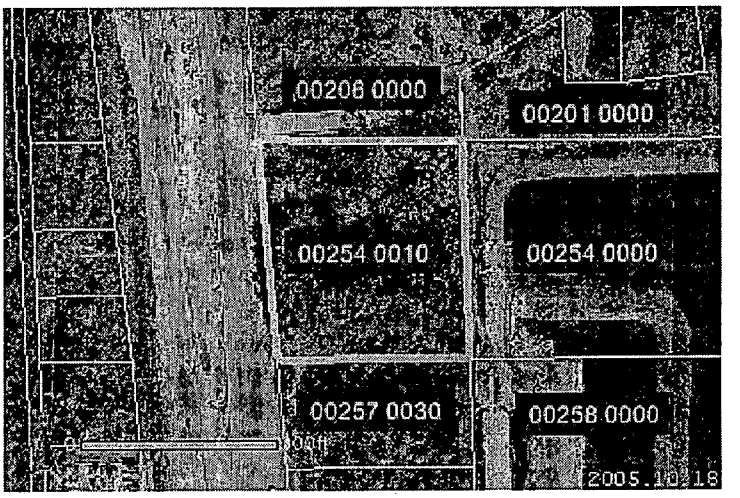
SITE ADDRESS

27661 S TAMIAMI TRL
BONITA SPRINGS FL 34134

LEGAL DESCRIPTION

ARROYAL PB 3 PG 80
PT LOT 55 LESS R/W

[VIEWER] TAX MAP [PRINT]



[PICTOMETRY]

TAXING DISTRICT	DOR CODE
018 - CITY OF BONITA SPRINGS - 018	00 - VACANT RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2005)[NEW! HISTORY CHART]		EXEMPTIONS		ATTRIBUTES	
JUST	808,470	HOMESTEAD	0	UNITS OF MEASURE	SF
ASSESSED	808,470	AGRICULTURAL	0	NUMBER OF UNITS	101,059.20
ASSESSED SOH	808,470	WIDOW	0	FRONTAGE	0
TAXABLE	808,470	WIDOWER	0	DEPTH	0
BUILDING	0	DISABILITY	0	BEDROOMS	
LAND	808,470	WHOLLY	0	BATHROOMS	
BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	
LAND FEATURES	0			YEAR IMPROVED	1930
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TRANSACTION DETAILS TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
1,500,000	1/19/2006	2006000045632	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	I
100	1/1/1995	2567/2985	01	Disqualified (Doc Stamp .70 / SP less th $100 / Other Disq)	V
100	5/1/1994	2517/3065	01	Disqualified (Doc Stamp .70 / SP less th $100 / Other Disq)	V

PARCEL NUMBERING HISTORY

CREATION DATE - 1/1/1986

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
33-47-25-02-00054.0010	Reserved for Renumber ONLY	Saturday, May 06, 2000
33-47-25-02-00054.0000	Split (From another Parcel)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
001 - Service Area 1	-		0	0.00

COLLECTION DAYS

GARBAGE	RECYCLING	HORTICULTURE
Wednesday	Wednesday	Thursday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ) RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Category 2	AE:EL11	125124	0510	D	072098

[Show]

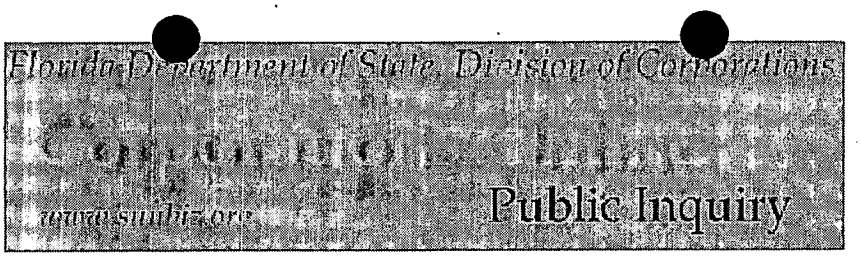
APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:
[1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005]

[Next Lower Parcel Number | Next Higher Parcel Number]

[New Query | New Browse | Parcel Queries Page | Lee PA Home]

This site is best viewed with Microsoft Internet Explorer 5.5+ or Netscape Navigator 6.0+.
Page was last modified on Monday, July 10, 2006 2:22:01 PM.



Foreign Limited Liability

LU/BONITA SPRINGS LLC

PRINCIPAL ADDRESS
800 FRONTAGE RD
NORTHFIELD IL 60093

MAILING ADDRESS
800 FRONTAGE RD
NORTHFIELD IL 60093

Document Number	FEI Number	Date Filed
M06000000171	NONE	01/09/2006
State	**Status**	**Effective Date**
IL	ACTIVE	NONE
Total Contribution		
0.00		

Registered Agent

Name & Address
C T CORPORATION SYSTEM 1200 SOUTH PINE ISLAND ROAD PLANTATION FL 33324

Manager/Member Detail

Name & Address	Title
A & R MANAGEMENT, INC. 800 FRONTAGE RD NORTHFIELD IL 60093	MGR

Annual Reports

Report Year	Filed Date

Previous Filing | Return to List | Next Filing

No Events
No Name History Information

Document Images

Listed below are the images available for this filing.

01/09/2006 -- Foreign Limited

THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT

Corporations Inquiry | Corporations Help

M06000000171

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2006 JAN -9 PM 2:21
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

Florida Department of State
Division of Corporations
Public Access System

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(((H06000005895 3)))

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DIVISION OF CORPORATION

To:
Division of Corporations
Fax Number : (850)205-0383

From:
Account Name : C T CORPORATION SYSTEM
Account Number : FCA000000023
Phone : (850)222-1092
Fax Number : (850)878-5926

FLORIDA/FOREIGN LIMITED LIABILITY CO.

LU/Bonita Springs LLC

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	$125.00

Electronic Filing Menu Corporate Filing Menu Help

J. BRYANT JAN 11 2006

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 608.503, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

FILED
2006 JAN -9 PM 2:21
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

1. LU/Bonita Springs LLC
(Name of Foreign Limited Liability Company)

2. Illinois
(Jurisdiction under the law of which foreign limited liability company is organized)

3. _____
(FEI number, if applicable)

4. January , 2006
(Date of Organization)

5. Perpetual
(Duration: Year limited liability company will cease to exist or "perpetual")

6. Date of Registration
(Date first transacted business in Florida, if prior to registration.)
(See sections 608.501 & 608.502 F.S. to determine penalty liability)

7. 800 Frontage Rd,
Northfield, IL 60093
(Street Address of Principal Office)

8. If limited liability company is a manager-managed company, check here ☑

9. The name and usual business addresses of the managing members or managers are as follows:

A & R Management, Inc.
800 Frontage Rd.,
Northfield, IL 60093

10. Attached is an original certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (A photocopy is not acceptable. If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted.)

11. Nature of business or purposes to be conducted or promoted in Florida: To purchase, acquire, buy, sell own, trade in, hold, develop, lease, manage, subdivide and otherwise deal in and with real property and the improvements thereon and to do any and all things necessary, convenient or incidental to that purpose.

Sanford R. Gail
Signature of a member or an authorized representative of a member.
(In accordance with section 608.408(3), F.S., the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

Sanford R. Gail, authorized representative
Typed or printed name of signee

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DCI 2006-00087

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 or 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is:

LU/Bonita Springs LLC

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

2. The name and the Florida street address of the registered agent and office are:

CT Corporation System
(Name)

1200 South Pine Island Road
Florida Street Address (P.O. Box NOT ACCEPTABLE)

Plantation FL 33324
City/State/Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, Florida Statutes.

Corine Bay
(Signature)

$ 100.00	Filing Fee for Application
$ 25.00	Designation of Registered Agent
$ 30.00	Certified Copy (optional)
$ 5.00	Certificate of Status (optional)

File Number 0172492-4

STATE OF ILLINOIS

OFFICE OF THE SECRETARY OF STATE

FILED
2006 JAN -9 PM 2:21
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that

LU/BONITA SPRINGS LLC,
HAVING ORGANIZED IN THE STATE OF ILLINOIS ON JANUARY 05, 2006, APPEARS TO HAVE COMPLIED WITH ALL PROVISIONS OF THE LIMITED LIABILITY COMPANY ACT OF THIS STATE RELATING TO THE FILING OF THE ARTICLES AND PAYMENT, AND IS ORGANIZED TO TRANSACT BUSINESS IN THE STATE OF ILLINOIS.

In Testimony Whereof, *I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this* 10TH *day of* JANUARY *A.D.* 2006 .

Jesse White

SECRETARY OF STATE

Printed by authority of the State of Illinois. May 2005 – 50M – C-280.2

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DCI 2006-00087

LU/BONITA SPRINGS CPD

LOCATED IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

DCI 2006-00087

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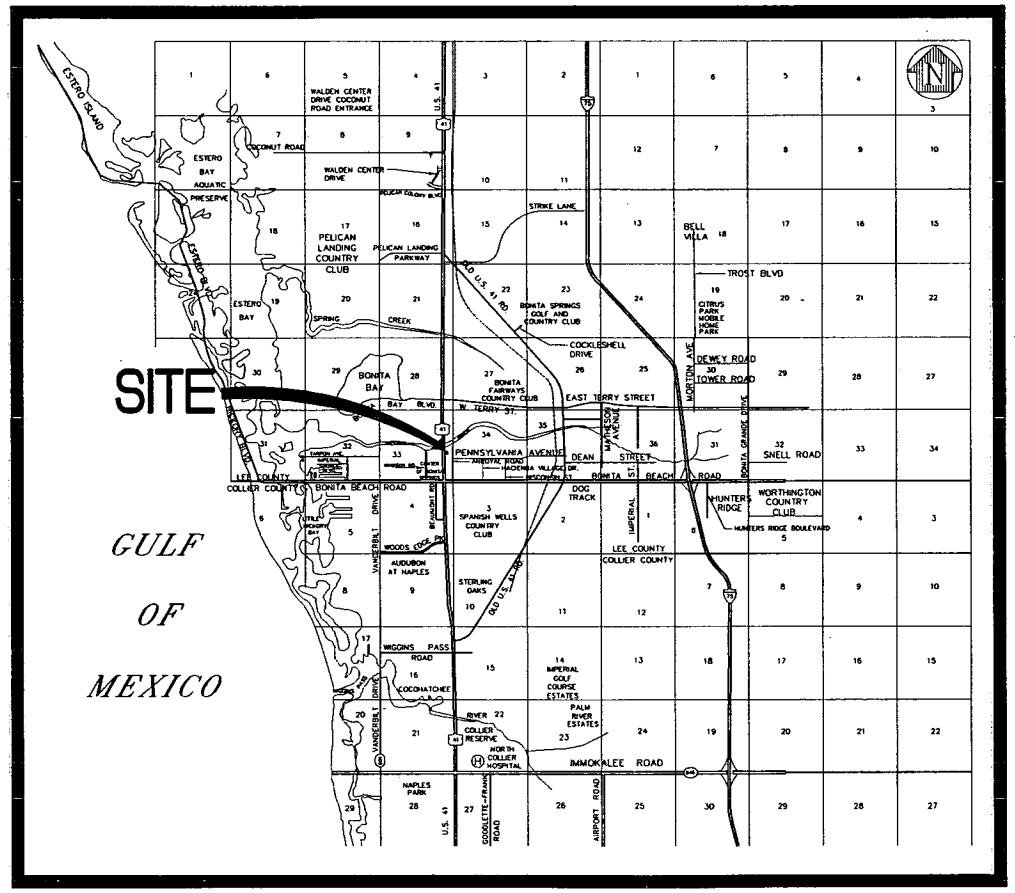
OWNER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093



LOCATION MAP

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWINGS
2.	MASTER CONCEPT PLAN
3.	MASTER CONCEPT PLAN GENERAL NOTES
4.	AERIAL

EXHIBIT II-D

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-4380 ■ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 0005151 SURVEYING CERT. OF AUTH. LB 0003561 LANDSCAPE ARCHITECT BUSINESS LA 26000266
WWW.GRADYMINOR.COM

DESIGN BY: SJU
DRAWN BY: SJU
APPROVED: DWA
DATE: AUGUST 2006
REVISION DATE:
FILE NAME: IRBSZ MCP-1
DRAWING NUMBER: 1 OF 4

DCI 2006-00087

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COMMUNITY DEVELOPMENT

1. DEVIATIONS

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By

NORTH
0' 10' 20' 40'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-4380 ■ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 0005 SI SURVEYING CERT. OF AUTH. LB 2005 SI LANDSCAPE ARCHITECT BUSINESS LV 26000266
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD
EXHIBIT IV-F
MASTER CONCEPT PLAN

DATE: AUGUST 2006
FILE NAME: IRBSZ MCP-1
DRAWING NUMBER 2 OF 4

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE)
MINI-WAREHOUSES (INDOOR SELF STORAGE)
RETAIL, ACCESSORY
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
STRAP NUMBERS:	01-48-25-B1-00002.0040
ADDRESS:	27661 SOUTH TAMIAMI TRAIL
TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)
OPEN SPACE	
REQUIRED:	0.45± ACRES (20%)
PROVIDED:	0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)	

GENERAL COMMERCIAL BUILDING STANDARDS

SETBACKS

	PROPOSED
NORTH	15'
SOUTH	25'
EAST	5'
WEST	25'

BUILDING PERIMETER PLANTING = 10% OF BUILDING FOOTPRINT

REQUIRED = 4,069 SQ. FT.

PROVIDED = 4,860 SQ. FT. (PER DEVIATION #1)

DEVELOPMENT REGULATIONS

	CPD
MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100'
MINIMUM LOT DEPTH:	100'
MAXIMUM BUILDING HEIGHT:	55' (BOAT STORAGE), 45' MINI WARHOUSE (INDOOR SELF STORAGE)
MAXIMUM LOT COVERAGE:	80%

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO TEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW THE REQUIRED PLANT MATERIAL ON THE NORTH, EAST AND SOUTH SIDES TO BE DISPLACED TO PERIMETER LANDSCAPE BUFFERS.

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A FIVE-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 15-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2020(3)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

DEVIATION 4: FROM SECTION 34-2020(3)(J) WHICH REQUIRES ONE PARKING SPACE PER FOUR DRY BOAT STORAGE STALLS TO ALLOW ONE PARKING SPACE PER 12 DRY BOAT STORAGE STALLS PLUS 30 STABILIZED GRASS PARKING SPACES.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.
2. LEE TRAN ROUTE 150 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.

DCI 2006-00087

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LEGAL DESCRIPTION:

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

OWNER/DEVELOPER
LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

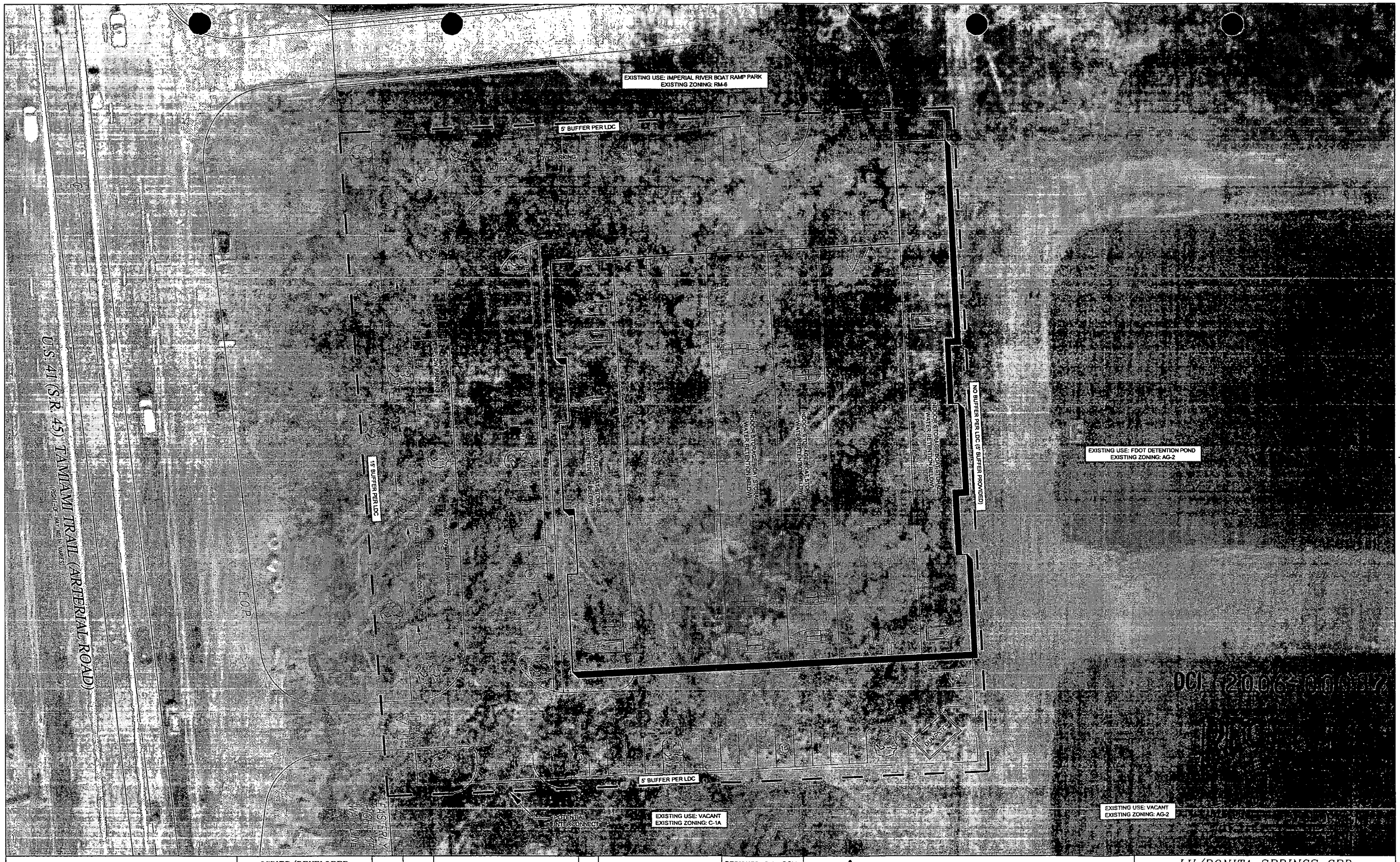
Revision	Date	Description	By

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: N.T.S.

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-4380 ■ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 0025561 SURVEYING CERT. OF AUTH. LB 0025561 LANDSCAPE ARCHITECT BUSINESS LV 21000296
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD
EXHIBIT IV-F
MASTER CONCEPT PLAN
GENERAL NOTES

DATE: AUGUST 2006 | FILE NAME: IRBSZ MCP-1 | DRAWING NUMBER 3 OF 4



OWNER/DEVELOPER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By

NORTH

0' 10' 20' 40'

DESIGNED BY:	OGM
DRAWN BY:	SU
APPROVED:	DWA
JOB CODE:	IRBSZ
SCALE:	1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-4360 ■ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 0005561 SURVEYING CERT. OF AUTH. LB 0005561 LANDSCAPE ARCHITECT BUSINESS LV 26000796
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LU/BONITA SPRINGS CPD

EXHIBIT IV-N
AERIAL

DATE:	FILE NAME:	DRAWING NUMBER 4 OF 4
AUGUST 2006	IRBSZ MCP-1	

Q. GRADY MINOR & ASSOCIATES, P.A.

Civil Engineers ■ Land Surveyors ■ Planners ■ Landscape Architects

MARK W. MINOR, P.E.
NORMAN J. TREBILCOCK, A.I.C.P., P.E.
C. DEAN SMITH, P.E.
DAVID W. SCHMITT, P.E.
MICHAEL J. DELATE, P.E.
MICHAEL T. HERRERA, P.E.
GARY J. GASPERINI, P.E.
WILSON A. GARCIA, P.E.

D. WAYNE ARNOLD, A.I.C.P.
STEPHEN V. BURGESS, P.S.M.
JUAN A. ARAQUE, P.S.M.
KEITH A. STEPHENSON, P.S.M.
KENNETH W. PAHUTSKI
ALAN V. ROSEMAN
JEFFREY S. CURL, ASLA, RLA
IVY WYLIE, P.E.

January 11, 2007

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JAN 12 2007
COMMUNITY DEVELOPMENT

Josh Philpott
Senior Planner
Lee County Department of Community Development
Zoning Division
For the City of Bonita Springs
9101 Bonita Beach Road
Bonita Springs, Florida 34135

RE: LU Bonita Springs LLC
DCI2006-00087 – PDS Application (Minor PD)

Dear Mr. Philpott:

This letter is in response to the Sufficiency Review Letter from your office dated November 16, 2006. The applicant is continuing to discuss access through the adjacent County property with Mr. John Yarborough of the Lee County Parks and Recreation Department. We have provided a response to each of the review comments. Please be aware that we have added retail and general office uses to the proposed CPD's Schedule of Uses. The TIS has been revised to address the revised Schedule of Uses.

1. The Master Concept Plan shall show the distance between the proposed project entrance and the adjacent streets/driveways on US 41.

Response: The Master Concept Plan has been revised to show the distances to the nearest off-site U.S. 41 access point.

Environmental Sciences Planned Development Sufficiency Checklist

3) Protected Species Management Plan. Protected species preserve areas must be indicated on the Master Concept Plan; a final management plan as required by LDC Section 10-474 is not required until time of local development order. [10-474]

According to Exhibit II-E-2, shared parking and access to the Imperial River Boat Launch Facility is proposed. If parking and access will be negotiated with the park then this project will be subject to review under the Manatee Protection Plan. In addition, because this property does not directly abut the Imperial River, the Manatee

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Protection Plan would likely be applied to the county property. Please contact Natural Resources and Parks and Recreation to discuss details.

Response: The applicant has been coordinating the joint use and access with Mr. John Yarborough of the Lee County Parks and Recreation Department. No new docks or ramps are proposed to be constructed on the County Park property. Use of the proposed site for dry boat storage does not trigger impacts for Manatee protection. If joint access were not proposed, patrons of the boat storage facility would be permitted to utilize the Imperial River Park just as any other member of the public.

5) Open Space. The percentage of open space must be clearly stated on the Master Concept Plan unless the proposed development consists solely of conventional single family dwelling units on lots of no less than 6,500 square feet. [34-373(a)(6)f.; 34-373(a)(8)iii.]

Please provide hatchings for all open space areas.

Response: Open Space calculations have been provided on the Master Concept Plan (MCP). Open Space areas are identified on the MCP and include project buffers, building perimeter foundation planting areas, and landscape islands within parking areas.

8) Design Standards: Environmentally Sensitive Areas. Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural features of the site, particularly mature native trees and threatened or endangered native vegetation. [34-411(g)]

Will any of the existing native trees be incorporated into the site design (i.e. Type D buffer along 41)? Please clarify.

Response: The U.S. 41 road frontage is dominated with exotic vegetation. Some native trees do exist adjacent to U.S. 41 and will be incorporated into the required landscape buffer where site grading and preparation will permit their preservation. Due to the small size of the project, no indigenous preservation areas are required to be provided.

11) Schedule of Deviations. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan must be submitted. [34-373(a)(9).]

ES staff cannot support Deviation 1 from Sec. 3-416(b) which requires building perimeter landscape plantings equal to ten percent of the building footprint abutting all sides of the building to allow the required plant material on the north, east and south sides to be displaced to perimeter landscape buffer. There is sufficient room along the north, south and west portions of the proposed building. Please remove

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or include a deviation and justification for perimeter plantings on only three sides of the proposed building instead of all sides per LDC Sec. 3-416(b).

Response: We have modified the deviation request to have the deviation permit the foundation plantings to be displaced to the buffers and to the façade facing U.S. 41 for the boat storage or indoor self storage uses proposed for the site. This deviation is necessary due to the multiple points of ingress/egress to storage units accessed externally from the building. No deviation from this standard is necessary for the office or retail uses also requested in the planned development.

12) Miscellaneous Items.

(1) The proposed site design will impose limitations for the general tree requirement per LDC Sec. 10-416(a). Therefore, ES staff is requesting a detailed landscape plan that delineates locations for all code-required general trees. Please provide a detail landscape plan that delineates the general tree requirements, buffers, and building perimeter plantings.

Response: The applicant has not requested a deviation from Section 416(A) of the Bonita Springs Land Development Code (LDC). The master plan is conceptual and as such, the final building footprint and size has yet to be determined. The project will provide a detailed landscape plan at the time of development order approval demonstrating compliance with the LDC provision.

(2) Please provide cross-sections with details for the proposed water retention below the proposed building structure.

Response: A typical cross-section of the below ground water retention area has been provided.

12b) Vehicular Access. The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. [34-373(a)(6)b.]

Please provide documentation from Lee County and FDOT showing the proposed access points are appropriate.

Response: The applicant is pursuing an access agreement with Lee County for the access connection to the Imperial River boat ramp driveway. This connection agreement should be appropriately conditioned in the zoning resolution. The proposed access to U.S. 41 has not been issued an FDOT connection permit; however, in the absence of an interconnect with the County Park, this is the applicant's direct connection to U.S. 41. The

DCI 2006-00087

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PERMIT COUNTER

applicant will provide appropriate documentation of the access to U.S. 41 at the time of local development order approval.

12d1) Parcels/Lots. The general location, configuration, and approximate dimensions of each lot or parcel (including out parcels). [34-373(a)(6)c.]

Response: Property development regulations were provided in the MCP set. For ease of reference, the property development regulations have been separately attached on 81/2 x 11 format and labeled "Development Standards".

12d4) Uses. The proposed use of each lot or parcel (including out parcels) keyed to the list of proposed uses submitted with the application. If the property development regulations for a specific zoning district will be used, reference to the specific district will be sufficient. [34-373(a)(6)c.]

The applicant is requesting mini-warehousing but does not indicate a total number of units or location. Please provide.

Response: The total number of units is not defined at this time; however, as a general industry rule, there are ten (10) storage units per 1,000 square feet of building area. The Master Plan and application have been modified to note the proposed maximum building square footage and estimated number of storage units.

The applicant proposes to provide for a maximum dry boat storage capacity of 300 spaces.

The proposed use for boat repair is provided for incidental boat maintenance. The location of the maintenance area will be internal to the proposed dry storage building.

12h) Open Space. The percentage of open space, unless the proposed development consists solely of conventional single family dwelling units on lots of no less than 6,500 square feet. For commercial or industrial developments, the percentage of open space within each lot or out parcel must be per 34-414(c). [34-373(a)(6)g.]

Please provide.

Response: The MCP provides the required and provided open space calculation per Chapter 3 of the City of Bonita Springs LDC.

14b) Units by Uses. The number of units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, number of beds for institutional type uses, etc.) for each proposed use. [34-373(a)(8)ig

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Please provide.

Response: The application and Master Plan identify the maximum building square footage for each use and the number of boat storage spaces as requested.

14c) Open Space Percentage. The proposed percentage of open space for the entire site. (34-373(a) (8)iii.

Please provide.

Response: The Open Space calculation is identified on the MCP.

15a) Deviation Documentation and Detail Drawings. Documentation including sample detail drawings must be provided illustrating how each deviation will operate to the benefit, or at least not to the detriment, of the public interest. [34-412(a)]

The proposed parking deviation is not sufficiently justified. Please provide a parking study to support the requested deviation. Please provide a detailed parking calculation.

Response: The proposed parking deviation justification has been revised. A copy of an American Planning Association report has been provided which identifies alternative standards for indoor self storage parking. The proposed deviation has recently been accepted by Lee County and City of Bonita Springs local governments.

Miscellaneous Items.

The text talks about boat trailers, but the site does not appear to be dimensioned to allow storage on trailers or maneuvering (or parking) of personal vehicle-trailer combinations. I also can't tell how many boats they intend to store at the site. There are also confusing references to parking as it relates to the ramp. The applicant needs to provide explicit detail on these points in order to fully evaluate potential impacts on manatees and the county boat ramp.

Response: The indoor boat storage will be designed to store boats on their own boat trailer. Storage of additional trailers and internal maneuvering is not necessary by individual customers.

The proposed northern access point will be across Lee County property. Has an agreement been established to provide for this access point?

Response: As mentioned earlier, the access to the County Park will require an access agreement which has not yet been finalized with Lee County. There are no additional Manatee impacts resulting from the proposed use. No new

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boat docks or boat ramp facilities are proposed to be constructed at the County Park.

T.I.S. Checklist

10) Miscellaneous items. TIS

1) Although the applicant proposes two different development scenarios, A) a Marina with 300 berths (LUC 420) and B) a 110,000 square feet mini-warehouse (LUC 151), with the highest trip generator (LUC 420) for PMPK being used for the analysis; Sat. PK HR for the proposed Marina needs to be analyzed as well (45 versus 33 trip ends used for the analysis per Table 1).

Response: The Saturday Peak Hour volumes have been used for the updated LOS analysis.

2) Page 1, under Turn lane Calculations, 300' connection spacing for a Class 5 facility is inadequate. The requirement is 440', The applicant needs to acquire interconnect to the adjacent property to the South per Figure 2.

Response: Connection to the adjacent property is subject to approval of the property owner. Until such time as an agreement is reached, the access to U.S. 41 must be included. The spacing of driveway connections on U.S. 41 is under the jurisdiction of FDOT and will be properly permitted through that agency when, or if needed

3) It is not clear how an access to Imperial River Boat Ramp Park could be justified for a mini-storage facility. Applicant needs to substantiate the feasibility of the proposed interconnect for either scenario.

Response: The planned interconnect would be to serve a boat storage facility. However, an agreement to share access may allow the driveway on U.S. 41 to be eliminated.

4) Page 2 under Level of Service Analysis typo 31,700 not 31,900 for 1996 AADT (typo?). The growth rate of 4.1% appears reasonable.

Response: The typo has been corrected.

MCP

1) The justification given for Deviation #3 to reduce parking requirement from 1 space per 25 to 1 space per 100 units per 34-2020(3)(g). Without giving any specific number of storage units or their break down by size, and any studies to substantiate "that customers utilize smaller units and access them infrequently" is not acceptable.

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Response: The number of storage units has been added to the MCP.

2) Does the statement "the collocation (collocation?) of these facilities will reduce the impact to the boat ramp parking" imply shared parking agreement with the Park? Is there a study or statement by the Park official indicating that currently there is a shortage of parking in the Park? Or the park is likely to receive the "spill over" parking from the proposed Marina/Mini-warehouse?

Response: it is not our intention to utilize any of the Imperial River Boat Ramp Park to satisfy any of the required parking for the proposed project. The statement regarding the reduction in parking was meant to imply that we will have a potential reduction in parking at the boat ramp due to the potential of the storage of 300 boats in the close proximity to the boat ramp.

Please contact me if there are any questions.

Sincerely,

FOR:

D. Wayne Arnold, AICP

cc: Robert A. Soudan, Sr.
Neale Montgomery

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LU/BONITA SPRINGS CPD

Development Standards

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MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET (BOAT STORAGE), 45 FEET MINI WAREHOUSE (INDOOR SELF STORAGE), 35 FEET OFFICE OR RETAIL
MAXIMUM LOT COVERAGE:	80%
MAXIMUM BUILDING AREA:	
INDOOR STORAGE/BOAT STORAGE:	110,000 SQUARE FEET
OFFICE	25,000 SQUARE FEET
RETAIL	15,000 SQUARE FEET

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LU/BONITA SPRINGS CPD

Exhibit IV-G
Schedule of Uses

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ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE, MAXIMUM 300)
MINI-WAREHOUSES (INDOOR SELF STORAGE, MAXIMUM 1,000 STORAGE UNITS)
OFFICE, GENERAL
RETAIL, SPECIALTY (GROUPS 1 – 4)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

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Schedule IV-H
Schedule of Deviations and Justifications

Deviation 1:

From Section 3-416(B) which requires building perimeter landscape plantings equal to ten percent of the building footprint abutting all sides of the building to allow the required plant material on the north, east and south sides to be displaced to the western building area, and to perimeter landscape buffers for the indoor self storage or boat storage facility only.

Justification 1:

The proposed indoor self storage and boat storage facility will be a covered building with wide loading areas on both the north and south sides. This structure greatly reduces the building perimeter area available for landscape planting material. Because the property east of the subject site is a detention pond, the setback is reduced in this location to five feet. Approval of the deviation request would allow plants normally located next to the building on the north, east and south to be moved to the Type A buffers along the northern and southern perimeter of the property which will add to the visual screening of the site. Building perimeter plantings are intended to soften the effect of the structure. This will still occur in the front of the building and between the loading areas on the sides. The rear will not be visible to the public and so this landscape requirement is superfluous. However, the plant material will be displaced to enhance the landscaping that will be visible to the public. This deviation request poses no danger to the health, safety or welfare of the public. In fact, it better meets the intention of the Code by softening the visible part of the project.

Deviation 2:

From Sections 34-935(b)(1)b and 34-935(b)(1)e which provide for minimum building setbacks from property boundaries to allow a five-foot setback from the eastern property line, a 15-foot setback from the northern property line and a 25-foot setback from the western and southern property lines.

Justification 2:

The Land Development Code contains perimeter setback requirements for planned developments based on the greater of half the building height, landscape buffer width and type of use. The over-ruling factor for each perimeter in this case is the proposed building height of 55 feet, which would trigger 27.5-foot setback requirements. Section 34-2192 indicates that an appropriate buffer width on an arterial road, such as U.S. 41, is 25 feet. For simplicity, that is the standard proposed for both the western and southern perimeters. The property south of the subject site is not yet developed, but is zoned for commercial use. East of the subject site is the FDOT detention pond. Nothing will be developed here in the future and a five-foot setback is proposed to move the building footprint as far from U.S. 41 as

possible. On the north side, the only part of the proposed boat storage facility that is not able to meet the LDC setback requirements is the office. This part of the structure is fifteen feet from the property line. If not for the overall building height, fifteen feet would have been a Code-compliant development standard. Since the office will not be as tall as the rest of the building the deviation request is reasonable. Reduction of the setbacks poses no threat to public health, safety or welfare.

Deviation 3:

From Section 34-2020(3)(g) which requires mini-warehouses to provide one parking space per 25 storage units to allow provision of one parking space per 100 storage units.

Justification 3:

The applicant operates a national mini-warehouse business that departs from the traditional style of the storage industry. Instead of low-profile, external access, industrial-looking buildings, the intended development would appear much like an office building on the primary façade. In addition to changes in the look of storage facilities, the applicant provides a range of unit sizes, some of which are much smaller than those provided by traditional mini-warehouse facilities. The applicant has found that customers utilize smaller units and access them infrequently. Due to these factors it is appropriate to modify the parking requirement from one space per 25 units to one space per 100 storage units. This is a standard that has been deemed to be appropriate in other locations owned by the applicant, and has been utilized by the American Planning Association in a Planning Advisory Report. A copy of this report has been included for reference.

Deviation 4:

From Section 34-2020(3)(j) which requires one parking space per four dry boat storage stalls to allow one parking space per 12 dry boat storage stalls and up to 30 stabilized grass parking spaces.

Justification 4:

The proposed facility will provide dry boat storage adjacent to the Imperial River Boat Ramp Park. The collocation of these facilities will reduce the impact to the boat ramp parking. Boats and trailers are stored on dry racks in the enclosed building. Trailered boats may be taken off-site, while the storage facility will transport boats to the ramp and keep the trailer on-site. The proposed deviation is a national parking standard that is also utilized locally by a neighboring County. The applicant recognizes the distinct character of this property and proposes providing 30 stabilized grass parking spaces to reduce the total impervious area of the development.

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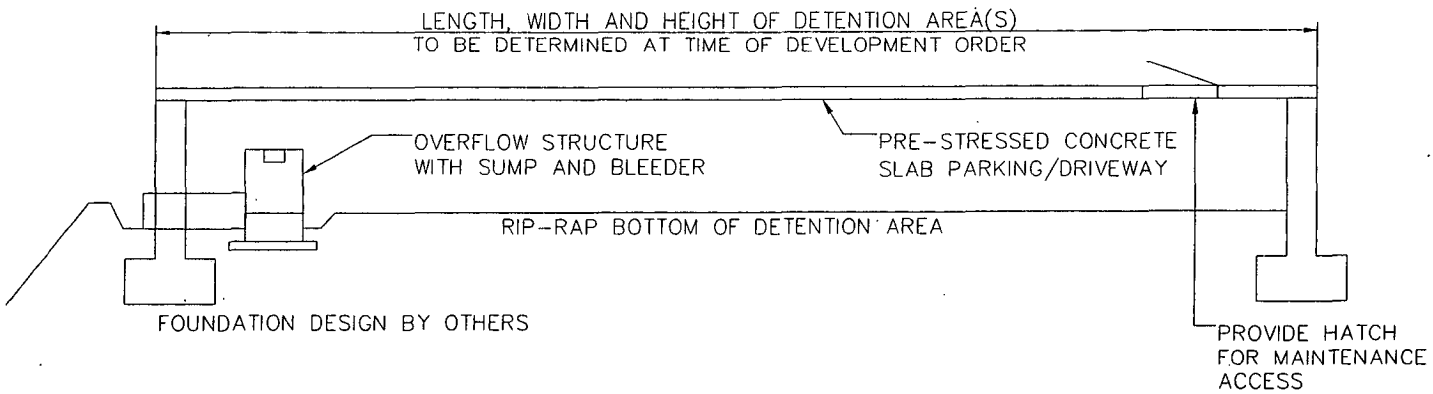

TYPICAL CROSS-SECTION
STORMWATER DETENTION AREA(S)

N.T.S.

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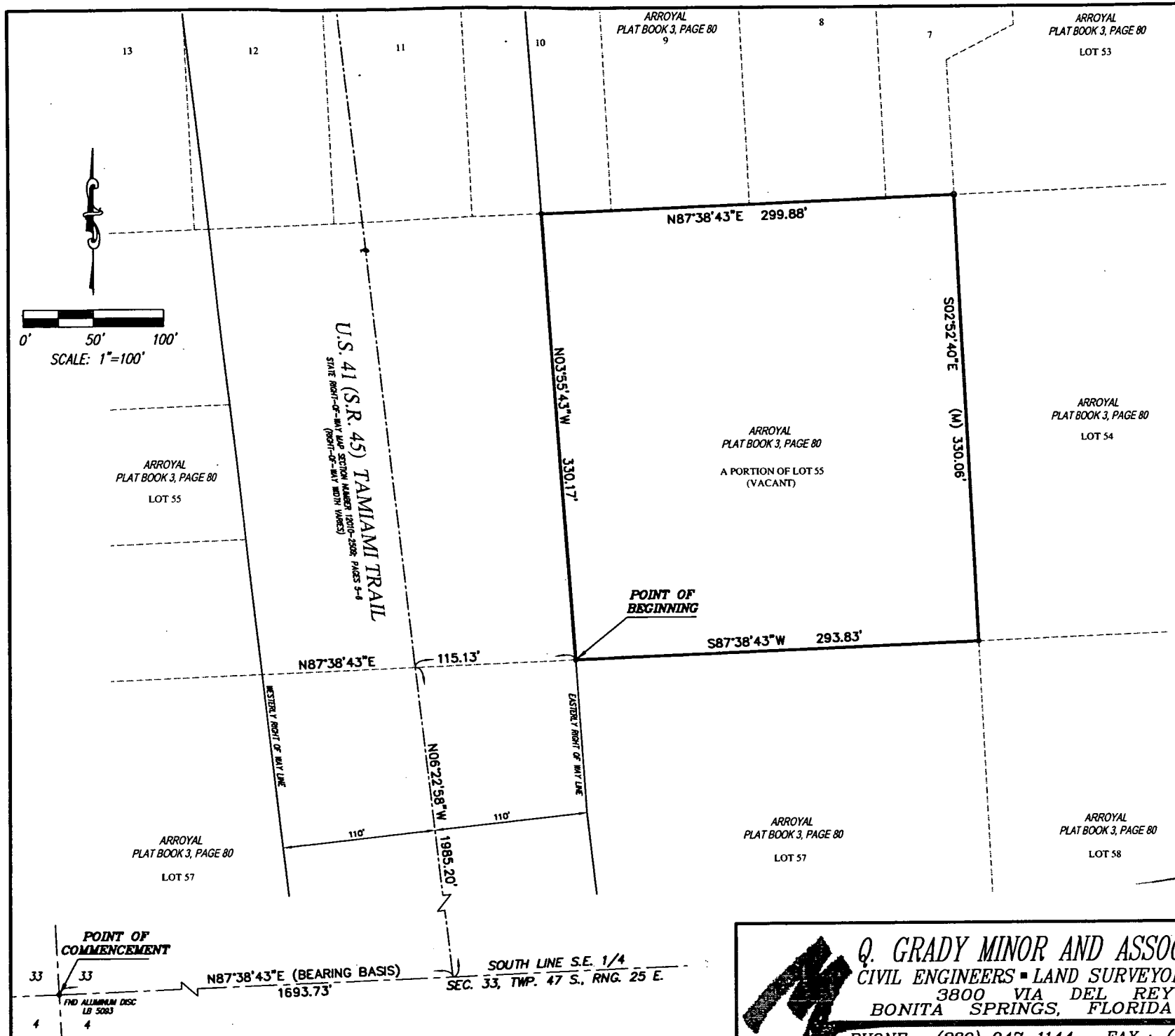

PROPERTY DESCRIPTION

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

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LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
E.O.P.	EDGE OF PAVEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER

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NOTES

1. BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING N 87°38'43" E.
2. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

Q. GRADY MINOR AND ASSOCIATES, P.A.
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

SIGNED 10/5/2006

JUAN A. ARAQUE, P.S.M. #6405, STATE OF FLORIDA

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LEGAL DESCRIPTION & SKETCH

LOCKUP BONITA SPRINGS

SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: OCTOBER, 2006 | DRAWING: C-3196

80

ARROYAL

BEING A SUBDIVISION OF THAT PORTION OF SECTION 33, TP. 47 S. OF RANGE 25 E. LEE. CO. FLA. LYING SOUTH OF THE IMPERIAL RIVER.

SECTION 33 T. 47 S. R. 25 E.
OUTSIDE BOUNDARIES SURVEYED JAN. 1912 BY J. ADAMSON, C.E.
3 ACRE LOTS LAID OUT AND STAKED 1925 BY ED. WILLIAMSON
RIVER LOTS & RIVERSIDE DRIVE. MCH 1926 BY J. A. Adamson
J. A. Adamson

MAGNETIC BEARINGS OF RIVERSIDE DRIVE AND NORTH END OF LOTS 1 TO 52 INCLUSIVE

LOT		LOT	
1	S. 46° 30' W.	21-22	S. 42° 30' W.
2	S. 44° 30' W.	23	S. 52° W.
3	S. 60° 30' W.	24-25-26	S. 49° W.
4	S. 69° 30' W.	27	S. 79° 30' W.
5	S. 76° 00' W.	28	S. 78° 15' W.
6	S. 88° 30' W.	29	N. 89° W.
7	S. 78° 00' W.	30	N. 70° W.
8	S. 69° 30' W.	31-32	N. 69° 45' W.
9-10	S. 58° 15' W.	33	N. 63° 30' W.
11	S. 63° W.	34	N. 63° 15' W.
12	S. 63° 00' W.	35	N. 71° 15' W.
13	S. 84° 30' W.	36-37-38	N. 76° 35' W.
14	N. 87° 00' W.	40-41-42-43	S. 33° 30' W.
15	S. 73° 00' W.	44-45	S. 53° 30' W.
16-17	S. 54° 30' W.	46	S. 72° 30' W.
18	S. 49° 30' W.	47	N. 79° 15' W.
19	S. 49° 15' W.	48-49-50	N. 70° W.
20	S. 42° 30' W.	51	N. 62° W.
		52	N. 23° 45' W.

Scale
250 FEET TO 1 INCH.

Petition to Vacate
Petition No:85-9
Description: Vacation of portion of Riverside Dr
Date of Approval:11/20/85
CCMB:165 Page:12

Petition to Vacate
Petition No:86-5
Description:Vacation of portion Boston Rd
Date of Approval:08/13/86
CCMB:173 Page:42

Petition to Vacate
Petition No:73-15
Description:Vacation
Date of Approval:01/09/74
CCMB:56 Page:54
OR:1017 Page:1315-1317

Petition to Vacate
Petition No:77-2
Description:Vacation of portion Riverside Dr
Date of Approval:02/23/77
CCMB:74 Page:76

Petition to Vacate
Petition No:82-5
Description:Vacation of portion of Riverside Dr
Date of Approval:08/25/82
CCMB:97 Page:17

IMPERIAL RIVER

RIVERSIDE DRIVE

LOT "A"

LOT "B"

Benson's Plat Rec. 9/52 Subd.

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Standards for Self-Service Storage Facilities

Teresa deGroh
Rachel German

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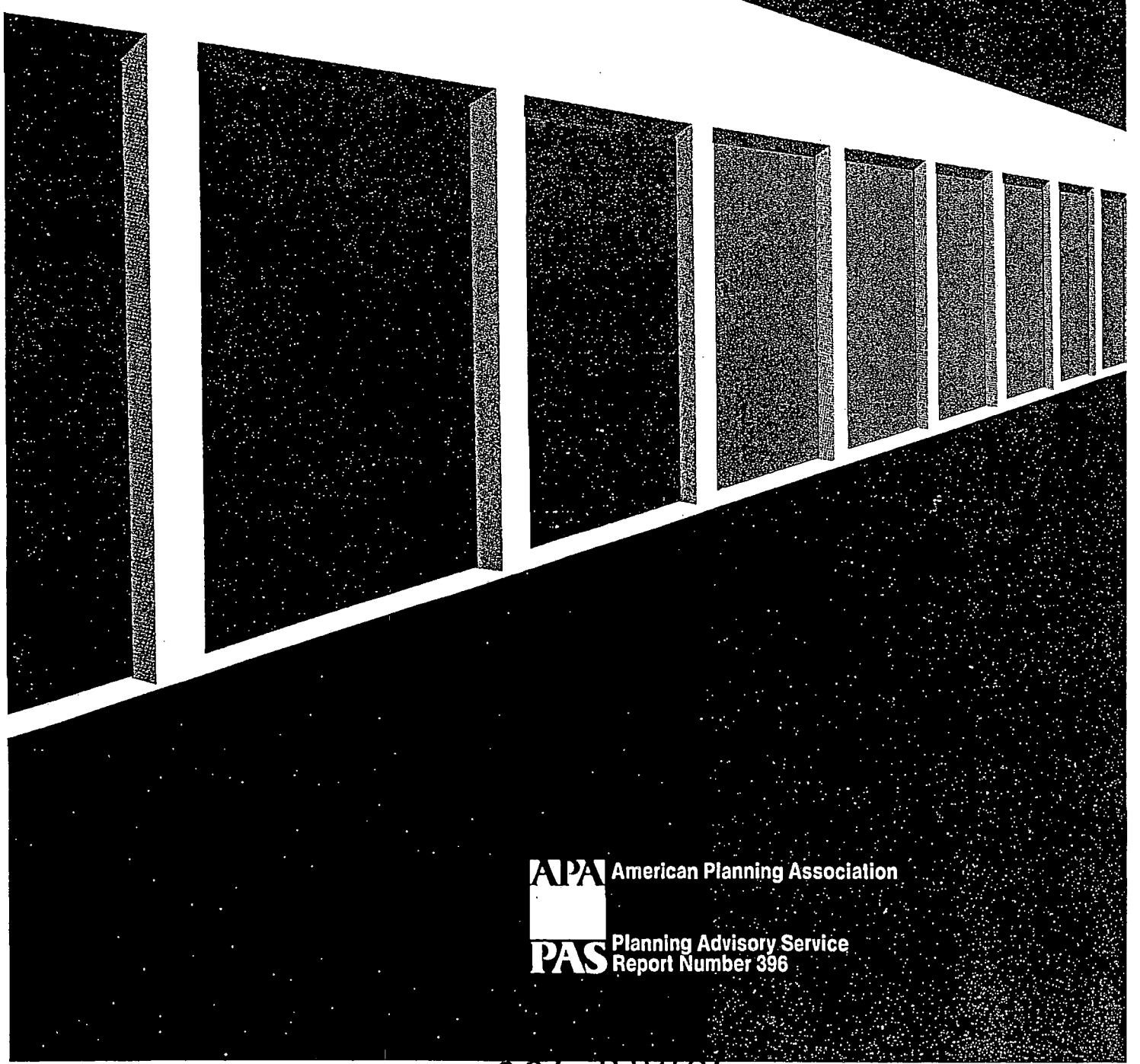

APA American Planning Association

PAS Planning Advisory Service
Report Number 396

DCI 2006-00067

Standards for Self-Service Storage Facilities

By Teresa deGroh and Rachel German

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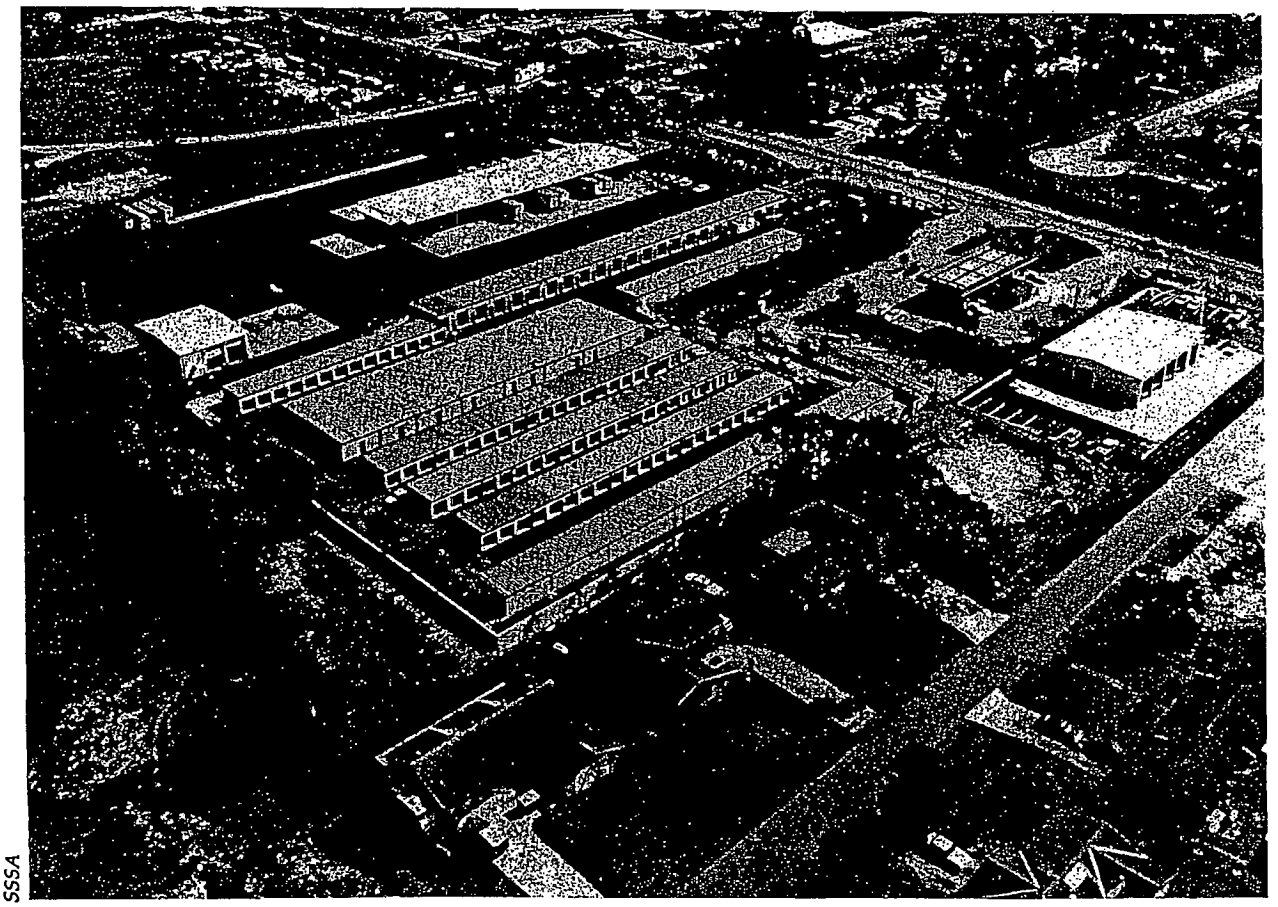

SSSA

Part 1. Past and Current Zoning Practices

When homeowners, renters, or business people are faced with inadequate storage space for household effects or business supplies, they often find the extra space they need in self-service storage facilities (SSSFs). These facilities are designed to meet the need for easily accessible, small-scale storage space. A typical SSSF covers two to three acres and consists of five to six buildings, each containing approximately 10,000 square feet of storage space. The size of the storage units can range from 25 square feet to 600 square feet. Internal driveways provide access and parking to individual storage units.

The most common type of SSSF consists of a low, flat set of buildings and is usually found in lower-density suburban areas. Currently, innovative two- and three-story developments are also being built. These facilities have units on the first floor that are accessible by car and smaller walk-in units on the upper floors. Another form of these developments is found primarily in denser areas of older cities. Industrial buildings or conventional warehouses are sometimes converted into multistory SSSFs. These buildings are three to four stories high with freight elevators for carrying goods to upper floors.

SSSFs originated in the 1960s to provide storage space for apartment dwellers and itinerant oil workers in Texas. The concept spread throughout the Sun Belt in the 1970s and, by 1979, reached the northeastern United States; by 1983 there were over 4,500 of these facilities.[1] Many factors have influenced the rapid increase of SSSF development. People move more often and, therefore, require short-term storage space. Increasing construction costs have resulted in smaller housing units that do not have traditional garages, basements, or attics, particularly in the Sun Belt states. Affordable new single-family houses, apartments, and mobile homes are unlikely to have much storage space. Some businesses have found that constructing and providing for on-site storage has become prohibitively expensive at the same time that the number of records, files, and equipment they keep has risen. Off-site storage space is an excellent idea and sometimes the only way to solve the problem.

As the need for storage space grows, so will the number of SSSFs. The size of this SSSF indicates a great demand for storage space in the area.

1. Richard E. Cornwell with Buzz Victor, *Self-Service Storage: The Handbook for Investors and Managers* (Chicago: National Association of Realtors, Institute of Real Estate Management, 1983), 1.

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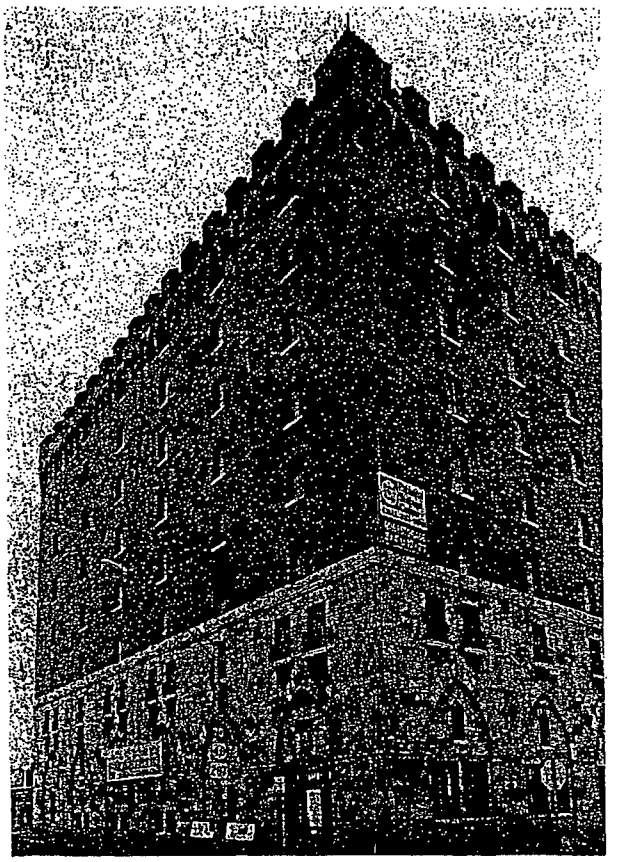

SSSA

In built-up urban areas, some multistory buildings are being converted into SSSFs.

The rapid growth of the SSSF industry in the last decade is expected to continue. In a survey APA conducted in October 1985, approximately 80 percent of the 396 communities that responded reported a growing number of SSSFs in their jurisdictions; none reported a decline. Given the likelihood of continued growth, planners will need to consider how their community can accommodate the needs of SSSF users and regulate SSSFs fairly.

This report will examine some of the issues communities must consider when they regulate SSSFs and will present the views of a number of communities surveyed by APA as well as examples of local ordinances that are currently in use.

TRENDS IN THE REGULATION OF SSSFs

Twenty years ago, when the SSSF industry was new on the scene, communities viewed SSSFs as small conventional warehouses, hence the common name "mini-warehouse." This name has been problematic from the industry's point of view. The label has in some cases prevented zoning officials and the public from seeing that these developments differ considerably from warehouses. Warehouses have employees—SSSFs have customers; and warehouses are usually used by manufacturers, whereas families and small businesses use SSSFs. Because the differences between the two uses were not usually perceived, zoning ordinances did not distinguish between them, and many communities restricted SSSFs to the same districts as warehouses.

With the growth of the SSSF industry, however, zoning regulations governing these facilities are changing. As the number of SSSFs increases and people become aware of differences between these facilities and conventional warehouses, many communities are adding regulations specifically referring to SSSFs in their zoning ordinances. Many communities have also begun to allow SSSFs in commercial and even residential districts.

A closer look at two of the major differences between SSSFs and warehouses—traffic generation and the types of users—indicates the need for regulations that take into account the characteristics of each use.

TRAFFIC

The frequency and type of traffic generated by a use are major factors to consider when deciding how it should be regulated. When SSSFs are thought of and treated as warehouses, they are limited to industrial and heavy com-

TABLE 1. TRAFFIC COUNT, WHEELING LOCK-UP, JULY 14, 1985, TO JULY 20, 1985

Hour	Mon	Tues	Wed	Thur	Fri	Sat	Sun	Total per hr.
6-7 a.m.	4	4	10	2	3	0	1	24
7-8	4	4	7	7	4	2	1	29
8-9	2	3	5	4	4	4	1	23
9-10	4	6	1	5	2	1	3	22
10-11	7	4	3	8	3	1	5	31
11-12	1	5	6	2	2	6	3	25
12-1 p.m.	0	0	4	4	6	4	3	21
1-2	2	4	7	2	6	10	2	33
2-3	5	2	11	6	9	1	4	38
3-4	10	3	7	2	1	2	4	29
4-5	6	7	5	5	5	3	4	35
5-6	5	5	2	5	5	1	4	27
6-7	4	10	4	5	3	2	7	35
7-8	2	3	3	3	2	3	2	18
Daily Total	56	60	75	60	55	40	44	390

Wheeling Lock-Up, 211 N. Elmhurst Rd., Wheeling, IL 60090, 55,000 square feet of rentable space, 579 units, 95+ percent occupied.

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mercial districts. Warehouses are usually limited to such districts to accommodate heavy use by large delivery trucks. Studies and history have shown, however, that SSSFs do not generate this kind of traffic. Traffic studies have shown that SSSFs generally receive only two-axle vehicles, not semi-trucks, and that they generate only a small amount of traffic spread over a long period of time.[2]

A traffic sample provided by the Lock-Up Self-Storage Centers of Northfield, Illinois, shows the weekly traffic volume generated by an SSSF. Tables 1 and 2 give the results of two data collection periods for a facility in Wheeling, Illinois. This facility has 55,000 square feet of rentable space. This is slightly larger than the average SSSF, which contains about 46,863 square feet of rentable space, according to a 1982 survey conducted by the industry. Each period of traffic study was a week long—one in July 1985 and the other in October 1985. The most revealing statistics are average number of cars per day and average number of cars per hour. These numbers can be related to the square footage of the facility or the number of storage units, resulting in traffic generation formulas that can be useful to planners when reviewing development proposals.

These data and results from other traffic studies indicate that, for every 100 units in a facility, there is a rough average of one car per hour;[3] in other words, the number of cars entering and leaving an SSSF during an hour is generated by fewer than one percent of the total units. For example, the Wheeling facility's overall traffic count average for July is four cars per hour (390/7=55.7 cars/day; divide this number by the 14 operating hours per day; the result is approximately four cars per hour). It may be possible to estimate the traffic generated by a particular facility by multiplying the number of units by one percent. The result for this facility is a liberal estimate of six cars/hour (579 x .01 = 5.79). Until better traffic studies are available, however, it will be very difficult to devise a formula that can give a more accurate estimate of the amount of traffic that a proposed SSSF will generate. But case studies do show that traffic impacts of this use are obviously not as great as has been feared by many communities.

Two studies that indicate a much higher rate of traffic generation by SSSFs are *Trip Generation* by the Institute of Transportation Engineers and the *15th Progress Report on Trip Ends Generation Research Counts* by the California Department of Transportation, District 4. These publications do not make clear, however, whether there were

T. deGroh

SSSF users can usually drive right up to their storage unit. The size of a unit is limited to ensure that a two-axle truck is the largest vehicle needed to move stored items.

2. William Toner, *Mini-Warehouses*, Planning Advisory Service Report No. 324 (Chicago: American Planning Association, 1977), 3.

3. Ibid.

TABLE 2. TRAFFIC COUNT, WHEELING LOCK-UP, OCTOBER 13, 1985, TO OCTOBER 19, 1985

Hour	Mon	Tues	Wed	Thur	Fri	Sat	Sun	Total per hr.
6-7 a.m.	1	2	2	4	0	3	0	12
7-8	7	9	6	9	5	4	1	41
8-9	2	4	5	4	6	6	2	29
9-10	3	3	4	2	1	9	2	24
10-11	5	7	1	5	5	12	4	39
11-12	6	2	4	3	6	4	4	29
12-1 p.m.	1	3	3	7	4	4	4	26
1-2	8	5	4	3	10	6	4	40
2-3	5	2	1	4	5	6	7	30
3-4	5	8	7	2	0	3	8	33
4-5	3	3	4	3	2	4	5	24
5-6	3	4	5	6	2	4	3	27
6-7	3	6	5	3	1	2	0	20
7-8	0	0	0	4	2	1	2	9
Daily Total	52	58	51	59	49	68	46	383

Wheeling Lock-Up, 211 N. Elmhurst Rd., Wheeling, IL 60090, 55,000 square feet of rentable space, 579 units, 95+ percent occupied.

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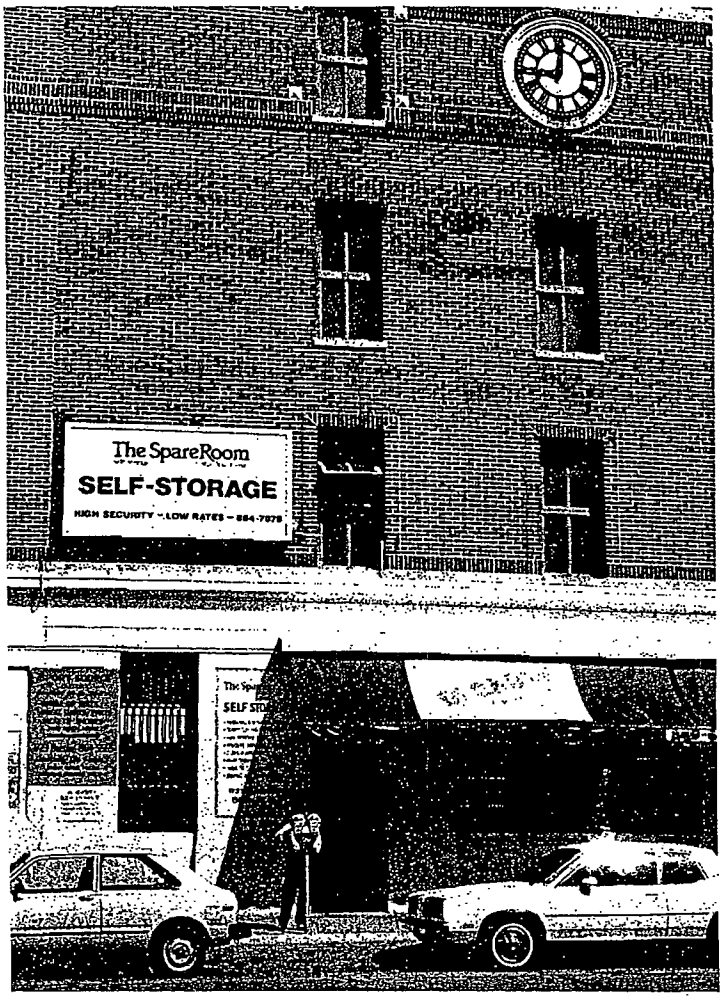

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Only the sign gives any indication that this is an SSSF. Loading and unloading are done in the alley.

other activities existing in conjunction with the self-service storage business, such as the rental of small equipment, that might account for the high traffic rates.

USERS

Just as SSSFs must be distinguished from conventional warehouses by the type and amount of traffic they generate, they also must be distinguished by who uses them and what they are used for. An estimated 65 to 70 percent of SSSF space is rented by people who need more space for storing personal possessions. About half of these users are apartment, condominium, cooperative apartment, or mobile home dwellers.[4] The other half is made up of single-family homeowners and other users such as students. The majority of users are without traditional garages, attics, or basements and find the facilities convenient for storage of seasonal clothing, sports equipment, patio furniture, and the like. Students make use of the facilities for storage of personal items and books during school breaks.

The number of commercial users of SSSFs has grown quickly since the facilities were first introduced. One source says that commercial users make up 30 to 35 percent of the total market, up from 10 percent initially.[5] Sales people with excess stock, businesses that find on-site storage too expensive, and firms with a large number of inactive records and files find the facilities an important part of their operations.

As more communities realize that SSSFs are a service for residential and small commercial users, they have begun to create separate regulations for them. APA's 1985 survey reflects the trend toward preparation of specific regulations for SSSFs. In a short questionnaire, we asked about the zoning of SSSFs, the districts in which they were allowed, specific standards for the facilities, and the effectiveness of those standards. The survey was mailed to 1,061 city and county planning department directors whose jurisdictions are Planning Advisory Service subscribers. There were 396 usable responses, a 37 percent response rate. One hundred twenty-seven communities (32 percent of the respondents) reported that they have specific regulations for SSSFs in their zoning ordinance; 269 respondents (68 percent) grouped SSSFs and warehouses together. These results point out a change in SSSF zoning since 1977. In APA's 1977 PAS Report (*Mini-Warehouses*, PAS Report No. 324), only eight percent of the ordinances examined in an informal survey had separate standards for SSSFs.

Since few of the communities that treat SSSFs as warehouses would consider allowing a "warehouse" in a residential district (and frequently even in a commercial district), the dispersion of these SSSFs for the greater convenience of their users thus will depend in large part on the presence of regulations specific to SSSFs.

CONDITIONAL USE VS. PERMITTED USE

Although some communities appear to be moving toward allowing SSSFs in some of their more restrictive districts, a number of surveyed communities indicated continued resistance to the developments. Often, the hesistancy to accept the facilities is due to a variety of factors (such as appearance) that residents or officials think make the SSSFs inappropriate in a certain area.

One method of dispelling these fears is the conditional use permit (CUP). The CUP allows a community to review the proposal on the basis of the entire range of development issues (e.g., size, appearance, parking). It also allows the local government the opportunity to determine whether a particular location is appropriate for the public convenience and welfare.

In reviewing ordinances, we found an interesting pattern in the use of CUPs. Among communities that allowed SSSFs in industrial districts only, the facilities were frequently allowed only as conditional uses. Among communities that permitted SSSFs in commercial and industrial zones, the SSSFs were allowed by right in industrial zones (and sometimes less restrictive commercial zones), but, in more restrictive commercial zones, the facilities needed a CUP. Finally, in communities that allowed SSSFs

4. Cornwell, *Self-Service Storage*, 12-13.

5. Ibid., 12.

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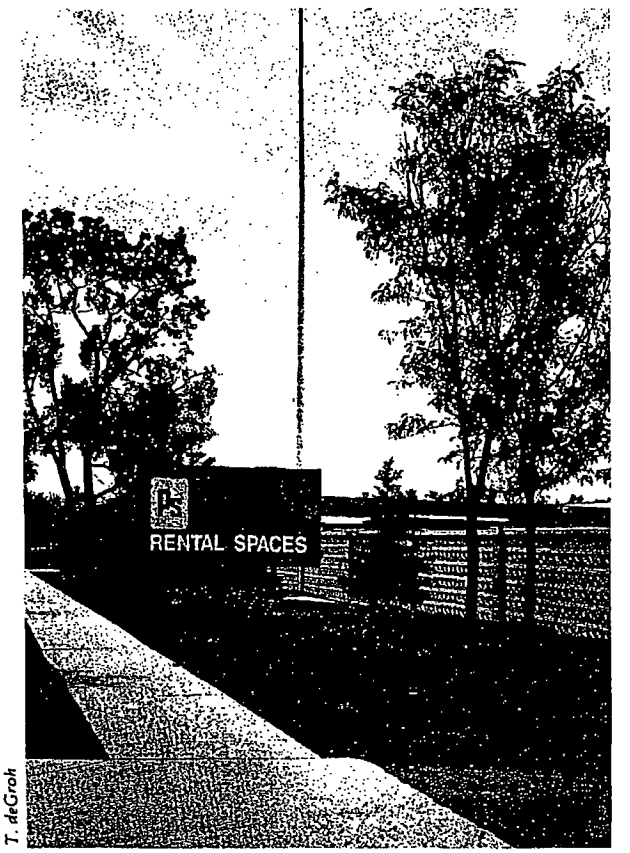
in residential zones through the CUP process, they were often permitted as of right in commercial and industrial districts, or at least in less restrictive commercial districts and industrial districts.

This pattern indicates a certain evolution in SSSF regulations. As the facilities become more widely understood and accepted, they are allowed in more restrictive zones. As specific requirements for the facilities are developed, the necessity for the CUP process, in many cases, is eliminated. Conversely, in communities allowing SSSFs only in industrial areas, the developments might be relatively recent phenomena without direct ordinance language to regulate them; hence the CUP is necessary in order to review the new development.

INAPPROPRIATE REGULATIONS MEAN PROBLEMS

Of the 269 communities that continue to zone SSSFs as if they were warehouses, 72 reported problems with their regulations. Most of these problems stem from the lack of specific standards for SSSFs.

A few planners, like the community development coordinator for Plymouth, Minnesota, said that the city receives an inordinate number of variance requests from SSSF developers due to requirements in the city's ordinance that just didn't make sense when applied to SSSFs. Many more comments were received about how badly suited warehouse regulations are for SSSF developments. Problems range from requirements for loading facilities applied to single-story SSSFs to a parking requirement of



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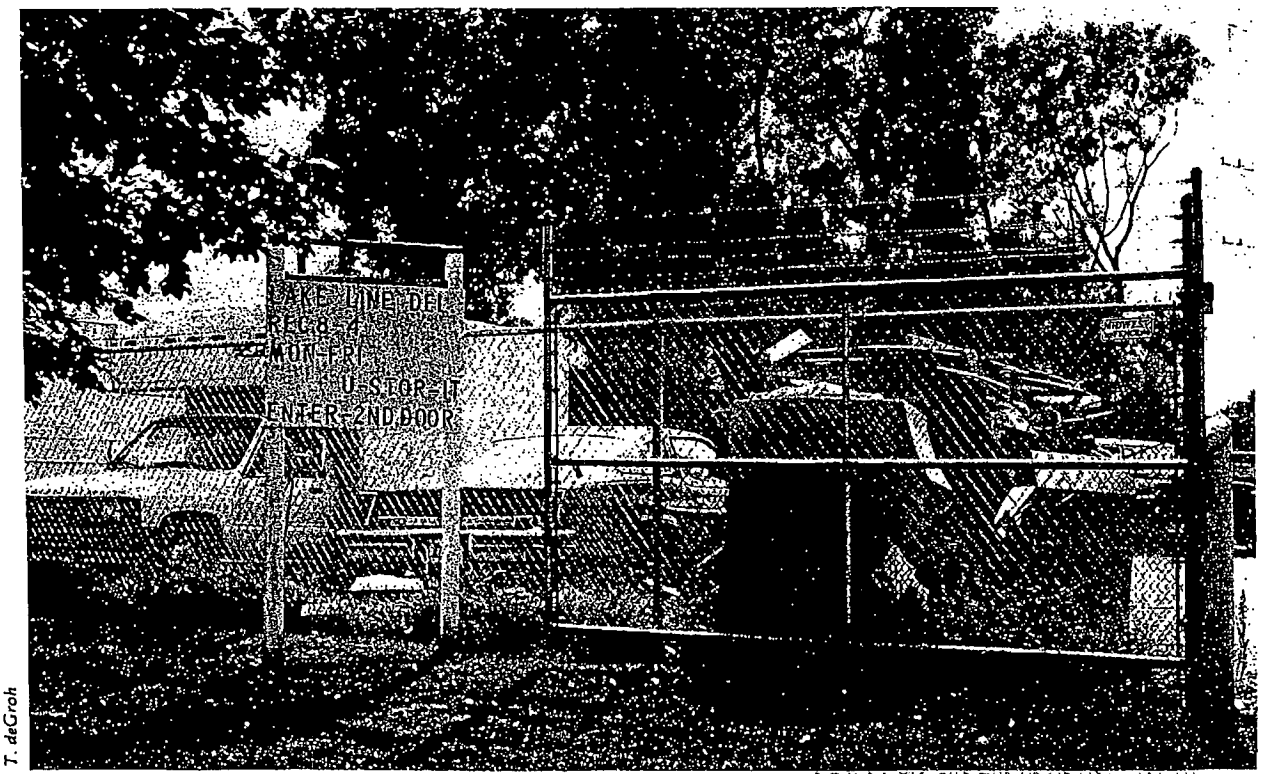
Above right, visibility from the road and a good sign are important parts of SSSF advertising. Effective landscaping and the decorative block wall add to the facility's appeal. Below, if regulated the same as warehouses, SSSFs can end up looking like industrial uses. It is highly unlikely that an SSSF that looks like this could be accepted in a commercial or residential district.



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one space per employee—a common requirement for warehouses—which for an SSSF would mean, in most cases, provision of only one space.

In these cases SSSF owners and developers shoulder the burden of complying with regulations that are inappropriate for the use of their property. In addition, their business is labeled a "warehouse" with its connotation of "industrial type use." Whenever zoning regulations do not fit the use to which they are applied, such problems will occur. These comments reflect the need for specific SSSF standards that take into account their particular characteristics. Such regulations would also help make these developments more compatible with nonindustrial uses and facilitate their movement into light commercial and even residential districts where they would be closer to their users.

Several respondents indicated that, in fact, their communities were beginning to realize the benefit of separate SSSF standards:

> We recognize the need for these uses near multiple-family districts. [Because of] this, plus the fact that they are low-traffic generators, relatively unobtrusive, etc., we have started the practice of permitting them in non-C-3 districts with PUDs, which regulate [them like a special use].[6]

Furthermore, if specific development or performance standards were applied, most of the additional problems that communities raise would be solved. "In rezoning hearings where miniwarehouses are the proposed use, there has been expressed concerns of traffic activity, lighting, hours of operation, and aesthetics."[7]

Some of the respondents to APA's survey, like the Lawrenceville, Georgia, Planning, Zoning, and Inspections Director, said they would like to regulate SSSFs separately and more appropriately, but needed some guidelines. Toward that end, Part 2 of this report examines standards used by communities that regulate SSSFs as separate developments from warehouses. It will focus on the most common problems communities must deal with—appearance, location, and parking.

6. Zoning Administrator, Springfield, Missouri.

7. Assistant Zoning Administrator, Spokane County Planning Department.

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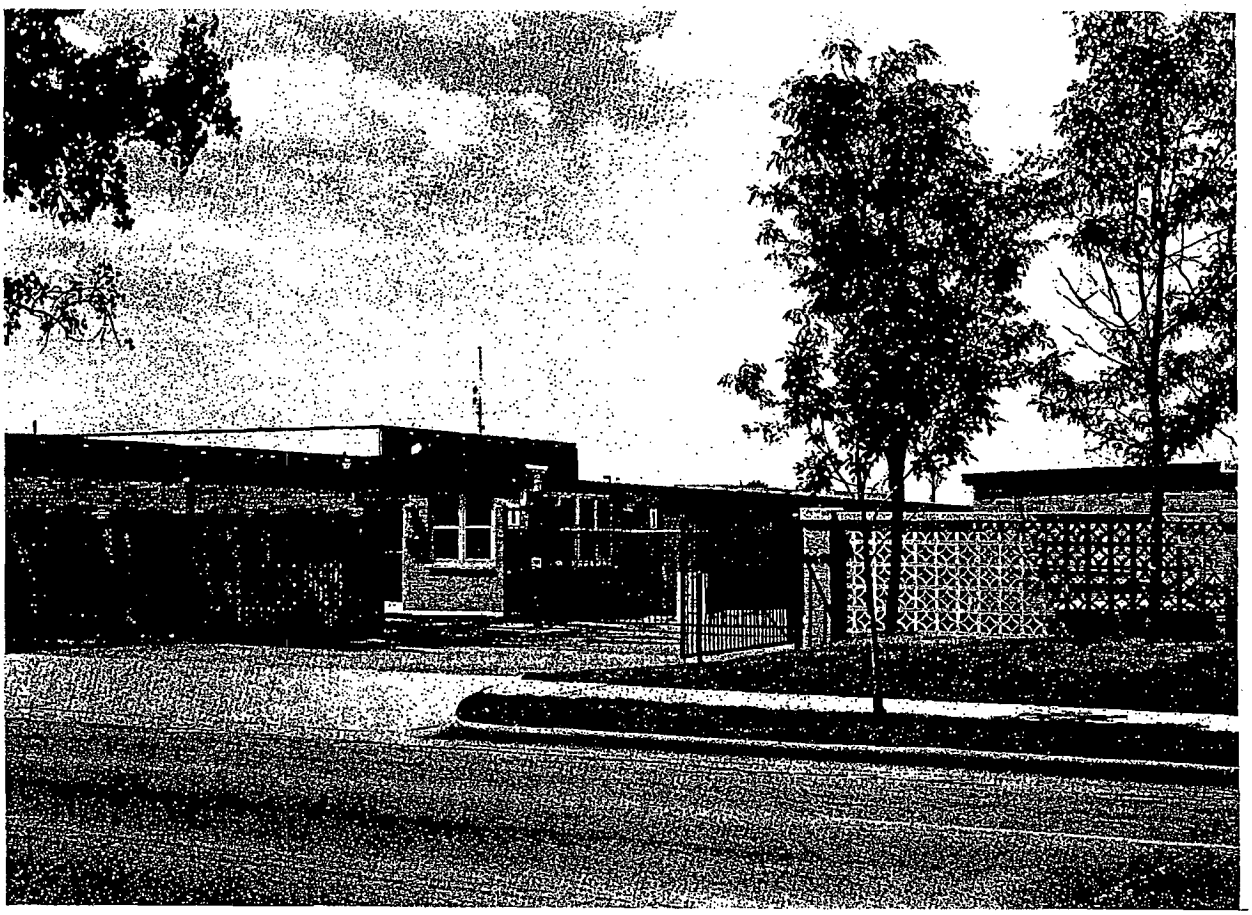

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Part 2. Local Standards

We have indicated thus far that communities are finding it beneficial or even necessary to regulate SSSFs separately from warehouses. The main objective is to allow SSSFs to be located nearer to their actual users and in districts where they are compatible with the surrounding land uses. As this trend continues, standards applied to SSSFs will be refined. At the present time, survey results indicate that requirements are still being adjusted.

The fact that a community has separate standards for SSSFs, of course, does not mean that all problems are forever solved. Almost all the problems stem from one of two things; either the community is still adjusting its ordinance, or the ordinance is poorly enforced. Communities with separate standards report that the two major problems they must contend with are parking and appearance.

In the following sections, we deal with the issues raised by our respondents concerning regulation of SSSFs and provide examples from communities that seem to have found the appropriate standards.

With the proper development standards, an SSSF can look as good as or better than its neighbors. Compare this SSSF with the one in the photo on the bottom of page five.

DEFINITIONS

Good definitions of SSSFs in ordinances distinguish between these facilities and warehouses. It is important to define an SSSF carefully because, in the past, these developments have been confused with warehouses. Much of this confusion has been caused by the frequent use of the name "mini-warehouse." Without adequate definition, a mini-warehouse may be construed as a small, conventional warehouse.

Although only a few communities referred to these developments as self-service storage facilities in their zoning ordinance, we encourage use of this term. The term makes clear the most important element of SSSFs—self-service storage—that sets them apart from warehouses.

Emphasis on other basic SSSF concepts, such as individual storage units available for rent and restricted to personal, private access, is essential in a good definition.

A simple definition of a self-service storage facility appears in *The Illustrated Book of Development Definitions*— "A structure containing separate storage spaces of varying sizes leased or rented as individual leases."

A number of states that have developed legislation supportive of the industry have similar definitions. For example, "Self-service storage facility means any real property designed and used for the purpose of renting or leasing

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individual storage spaces to tenants who are to have access to such space for the purpose of storing and removing personal property." (Florida, 1982.)

Often definitions of local governments include detailed descriptions and specific regulations. A better approach would be to include such requirements in the regulations themselves. Height, dimensions, types of materials that may be stored, and so on, more properly should be specified within the regulations section of the ordinance.

PARKING AND DRIVEWAYS

The design of an SSSF dictates that parking in the complex is needed next to the buildings and near the storage units. The only other parking that needs to be provided is at the leasing office. Parking can be provided by parking lanes adjacent to internal drives plus designated parking spaces near the leasing or manager's office.

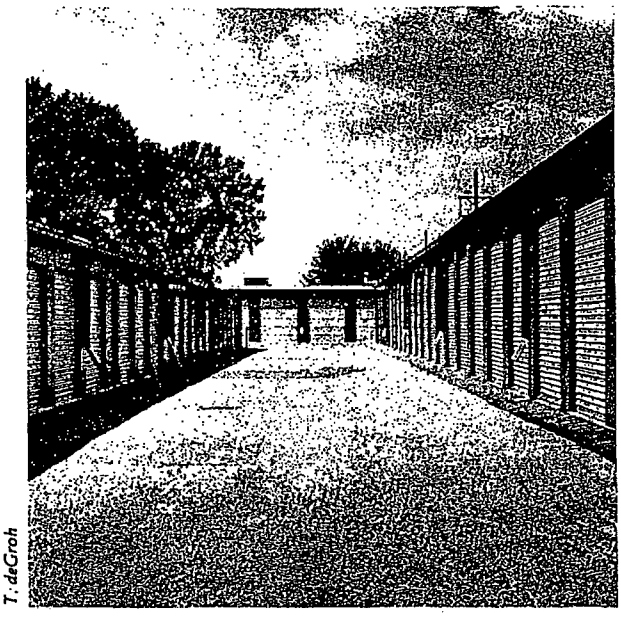
The parking problems cited typically involve carrying over industrial or general commercial use parking requirements. Those communities with problems often apply a formula based on gross floor area—a formula that ends up requiring too many parking spaces because it is not related to the actual maximum number of tenants to whom a facility may rent. A requirement of one parking space for each 1,000 to 1,500 square feet of floor space is not uncommon.

On the other hand, some communities that have specific SSSF standards use the number of employees to determine the number of required parking spaces. This results in too few spaces. For example, a requirement of one parking space per 1.5 employees would result in only one or two spaces for an entire SSSF development. The self-service storage industry is a customer service industry and should be treated as such by requiring not only parking spaces for employees (usually one or two people), but also parking for customers.

Other communities with SSSF regulations base the parking requirement on square footage in the leasing office. This policy assumes that the leasing office size increases proportionally to the number of storage units. In actuality, the size of the leasing office is not related to the number of units. The industry, in fact, has established a maximum size standard—the "total size of the manager's apartment and adjoining office needs to be no more than 1,200 square feet."[8] Thus, the parking standard of a community that requires one parking space per 300 square feet of gross floor area in the leasing office, with a minimum of three parking spaces, is still not directly related to the actual use made of the facility and the need for parking. We suggest that the amount of parking be determined by a formula using the number of storage units and by examination of the design of the facility.

Interior Parking Lanes

In order to estimate how much parking has to be provided in the interior of an SSSF, one needs to know the average length of a visit to the complex and the average number of visits per day. Unfortunately, an average length per visit statistic is not available. As the majority of visits



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Interior drives must be wide enough to accommodate a parked car and the traffic that must pass.

are usually to drop off or pick up a few items, most visits are likely to last less than an hour. Determining the percentage of traffic generated by renters using the complex and by potential customers going to the leasing office is impossible unless a study of traffic patterns is done. It is fairly safe to assume, however, that almost all traffic is generated by tenants since, according to industry estimates, the facilities are generally 90 to 95 percent occupied; there are not many storage units available for people to rent. Thus, most of this traffic will be parked on the interior, near the storage units, rather than at the leasing office.

Many communities require a parking lane adjacent to all interior drives that serve storage units. Although a few surveyed communities said that this requirement is excessive, the requirement is necessary. The interior drives are almost always used by storage-unit renters as a place to park. The loading and unloading of vehicles is generally done right in front of the storage unit. If a parking lane is not provided, the tenant's vehicle may prevent other tenants or emergency vehicles from passing through. When specified, the parking lane is usually required to be 10-feet wide; for one-way traffic, the travel lane is usually 15- to 20-feet wide; and for the two-way traffic, two 12-foot lanes are typically required.

Leasing Office Parking

If the interior drives provide a parking lane for customers to load and unload, the parking spaces at the leasing office would only be needed for prospective customers, customers paying their rent and/or other charges, and the manager. Estimating the demand for parking at the leasing office is difficult for the reasons listed above; there is not a traffic pattern study available that will indicate how many of the vehicles in the daily traffic count go to

8. Cornwell, *Self-Service Storage*, 34.

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the leasing office. Parking standards for the leasing office should be based on the number of storage units because the number of people that have business at the leasing office is dependent upon the number of units in a facility.

As noted above, the industry has indicated that the average occupancy rate for all SSSFs is approximately 90 percent. A facility with 400 units at 90 percent occupancy would have 40 units available for rent at that time. It may take days or weeks to rent all the spaces. If 40 prospective customers visit the facility over even one week's time, there will be little impact on the overall traffic generated by the SSSF. There is, however, some amount of turnover in units rented, which generates traffic that is not reflected in monthly unit vacancy totals. If a facility is at 90 percent capacity at the beginning of two consecutive months, it does not mean that no units were vacated and no units were rented. It is reasonable to assume that at least a few units were vacated and subsequently rented before the month was over.

SSSF operators who were interviewed for this report, however, stated that most of their clients are long-term tenants (an average rental period is 10 or 11 months). Facilities that maintain an approximate 90 percent occupancy rate probably do not experience a high turnover rate within any given month. Overall, one may safely assume that the traffic generated by prospective clients is not a significant portion of the traffic generated by the facility on the whole.

It is also unlikely that current renters will travel to the SSSF simply to pay their monthly rent unless they also want access to their storage unit. It is much more likely that people will mail in their payments. Thus, requiring parking space at the leasing office for renters should not be a problem. Until more detailed traffic generation and traffic pattern studies are conducted, it will not be easy to accurately estimate traffic caused by the renting of units. Indicators are that one parking space per 100 storage units is sufficient to fill parking needs next to the leasing office (based on the average of four cars per hour for a 579-unit facility). Experience may later indicate that one space per 200 or 300 units at the leasing office is sufficient for facilities that also provide parking in the interior. These spaces would be in addition to one or two spaces for the manager plus one space each for any other employees (e.g., security guards). There should be a minimum number of parking spaces required; three to five spaces at the leasing office is the common minimum given in response to the survey.

Communities tend to use a combination of parking requirements; that is, they generally require some parking distributed around the facility plus parking specifically at the leasing office. Below are some examples:

> Proposed plans shall indicate . . . [the] location of all parking spaces at a minimum ratio of one (1) parking space per 100 storage units and one (1) space for the facility manager. (Sacramento, Calif.)

> Offstreet parking shall be provided as follows:
>
> (1) *Off-street parking and driveway width.*
>
> (a) Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least twenty-six (26) feet wide when cubicles open onto one side of the lane only and at least thirty (30) feet wide when cubicles open onto both sides of the lane.
>
> (b) Two (2) covered parking spaces shall be provided adjacent to the manager's quarters.
>
> (c) One parking space for every two hundred (200) storage cubicles or fraction thereof shall be located adjacent to the project office. A minimum of two (2) such spaces shall be provided.
>
> (d) Required parking spaces may not be rented as, or used for vehicular storage. However, additional parking area may be provided for recreational vehicle storage, provided that it is adequately screened under the direction of the Development Services Department. (Costa Mesa, Calif.)

> A driveway aisle for a mini-warehouse or SSSF shall be a minimum width of twenty-four (24) feet. A driveway aisle where access to storage units is only on one side of the aisle may be twenty (20) feet in width. No off-street parking spaces are required for these facilities. Off-street parking as indicated in Section 14-8-103 shall be provided for any accessory use (i.e., office, dwelling) of the mini-warehouse or self-storage facility. (Colorado Springs, Colo.)

> All access routes leading from public streets or alleys to mini-warehouses shall be provided with 10-foot-wide adjacent parking lanes. Said lanes shall extend the full length of the access route. One-way access routes shall have one travel lane not less than fifteen (15) feet in width in addition to the 10-foot-wide parking lane. All two-way access routes serving mini-warehouses shall have two (2) 12-foot-wide travel lanes, each of which shall be provided with an adjacent 10-foot-wide parking lane. (Palatine, Ill.)

Parking for Multistoried Facilities

In more heavily built commercial and industrial areas, SSSFs are generally located in converted multistory buildings. These facilities have some very different characteris-

Since all parking is at ground level for multistory facilities, parking and loading space must be provided at the entrance or near an elevator.

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tics that affect the parking for the facility. Even if there are few problems currently reported with these facilities now, parking may become a problem when multistory SSSFs become more common in crowded commercial areas. Multistory facilities will need specific parking standards.

Multistory facilities do not allow tenants to drive right to their storage locker to load or unload. The tenant instead uses a cart and elevator to reach the storage unit. The tenant must park the vehicle, get a cart, and load or unload items by the elevator, which is used to reach the storage unit. All parking, therefore, needs to be provided at or near the entrance to the SSSF. New multistory buildings are taking the convenience of the customer into account by providing more than one stairwell. But if parking is too far away from the elevator or the stairwells, tenants may drive up to the facility and load or unload in the street.

Requiring a specific number of spaces is also a good idea. The data presented in the traffic section in Part 1 shows that a 579-unit SSSF generates an average of four cars per hour, with a maximum of 12 expected during any given hour. This indicates that fewer than one or two percent of the tenants are at the complex during any given hour of the day. Using these figures, we estimate that the number of parking spaces needed for a multistory facility with 579 units would be six to 12 spaces.

Earlier reports on SSSF developments noted that there was not a need for loading space requirements. These observations were based on SSSF characteristics at that time: a single-story, independent development on a sizeable lot with interior drives. Multistory buildings without internal drives need provisions for loading space. It is suggested that communities, when addressing SSSFs in their zoning ordinance, make a distinction between single-story and multistory facilities and the requirements to be applied to these facilities.

Loading space requirements need to be applied to multistory facilities only. A standard that takes into account the need for an elevator and access by wheeled cart from the parking or loading area should be sufficient.

APPEARANCE

Appearance problems typically cited are a lack of architectural compatibility, landscaping, and fencing. Most problems occur when the SSSF is located near a residential district. Planners citing these problems did not contend that the use itself was incompatible; they simply noted that additional requirements are necessary to improve the appearance of the facility or that better enforcement of existing standards was necessary. In order to rectify the problems, many jurisdictions indicated that a code revision was planned. Like any other business, unless there are requirements for appropriate design elements (i.e., good site planning, landscaping, etc.), developers are not likely to provide amenities on their own. Evidently strict enforcement will also be necessary.

Proper site design of SSSFs is important to ensure that a development is compatible with the surrounding neighborhood and is a properly functioning land use. Poor layout of elements on a site can destroy a development's positive contributions to a neighborhood as much as improper zoning.

For this report, we reviewed current SSSF standards governing lot size, building height, setback, coverage, access, and storage unit size. There were no significant problems cited by survey respondents regarding these requirements. Some respondents indicated that, in industrial and commercial districts, SSSF regulations for site coverage, frontage, and depth need not be more stringent than regulations for other developments in those districts. New SSSF designs have encouraged one community to delete requirements for these elements in favor of additional commercial design standards such as architectural controls.

Lot Size

The minimum lot size that a single-story SSSF can use profitably is approximately two acres. This size takes into account the owner's desire to provide maneuverability within the complex and good security. A smaller lot does not generate enough profit to support the employment of an on-site manager, an element that has become a basic part of self-service storage developments. A smaller lot may also cause circulation problems as developers try to maximize the buildable lot area in order to make a reasonable return on their investment.

SSSF developments have the advantage of being able to use lots that are less than desirable for many other types of development. For example, SSSFs can use L-shaped lots or rectangular, thin, deep lots that might otherwise be difficult to develop. Furthermore, the recent trend in the industry toward two-story developments will certainly help to maximize land use on odd-shaped parcels.

The ordinances we received from communities differed in their lot size requirements. Some communities require a minimum lot size; others state a maximum lot size. Minimum requirements are generally two acres. Maximum size limits were commonly three acres. A lot size requirement should depend on the district in which the SSSF is to be located. In most circumstances, the minimum lot size requirement set in the general regulations for a particular district should be sufficient. There are, however, particular variations dictated by local circumstances. For example, in multifamily districts, Rock Springs, Wyoming, requires SSSF lots to be between one and three acres. This ensures that a development that is considered disproportionately large does not move into the area. Other communities that allow SSSFs in residential districts, however, did not generally place maximum size limits on the developments. The maximum size of a facility should be of more concern in residential districts. As SSSFs move into more commercial and, perhaps, residential districts, a community should be careful to limit the maximum facility size and, at the same time, keep in mind the minimum size at which the industry is willing to build.

Building Height and Lot Coverage

Building height is a requirement that will vary depending on the intentions of a community. Based on the responses to the survey, the greatest concern of the zoning officials is that an SSSF may exceed one story; height maximums reflect this concern.

Building height maximums range from 12 feet to 35 feet with a few exceptions (an 80-foot maximum was the highest noted). Most communities limit SSSFs to one story

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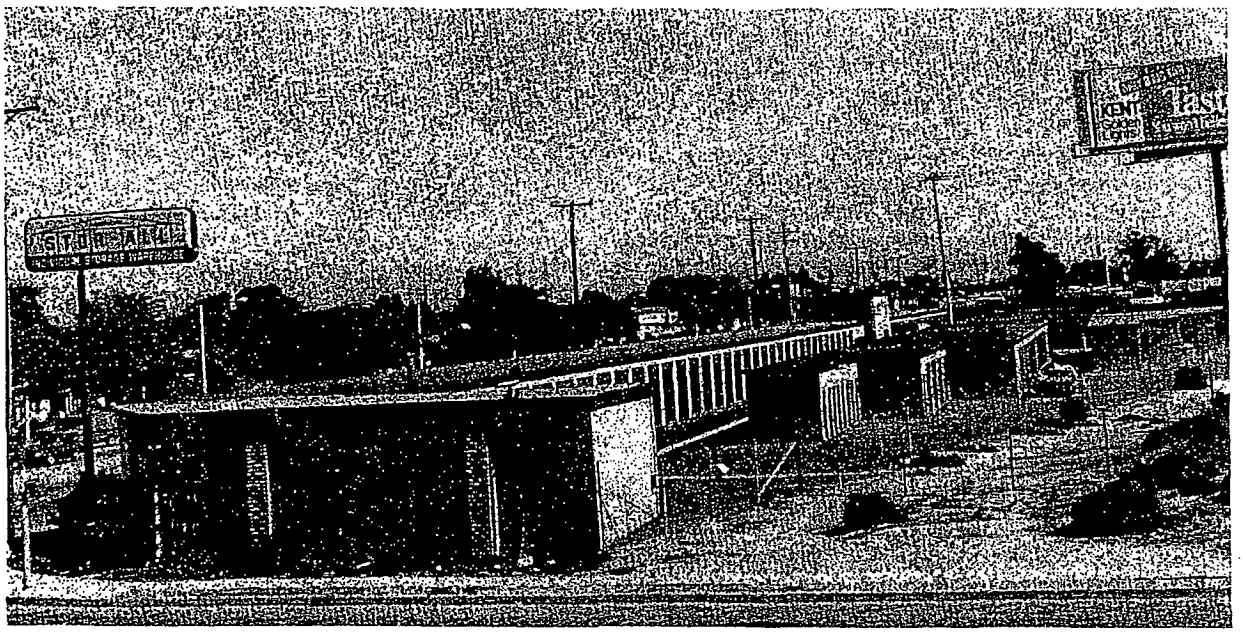

SSSA

This SSSF is built on an odd-shaped lot—a lot that might otherwise have remained unused.

(12-foot to 18-foot maximum). Arlington, Texas, requires that "No building shall exceed twelve feet (12') in height." Other communities lend some flexibility to this requirement; Costa Mesa, California, states that a "conditional use permit is required for buildings over two stories or 30 feet in height." Maximum ceiling height is generally 10 feet—eight feet with an additional two feet to accommodate a garage-type sliding or roll-up door. Developers have discovered that one-story buildings with high ceilings increase the potential of customer accidents because of improperly stacked storage items.

Heights of buildings may cause some appearance problems. A low building may look out of place among more substantial buildings. As SSSF designs improve, communities should allow changes in the building height requirement. If the height maximum is intended to improve appearance, required landscaping and specific building materials might provide better results. A planner in the Colorado Springs Planning Department, Paul Tice, suggests that creative roof designs can make the SSSF relate better to adjacent land uses and may solve some of the low-rise problems. If the intent is to keep the facility to one story for some other reason, that reason should be specified in the ordinance.

Responses to the survey about lot coverage requirements indicated that most communities have similar standards. Forty to 50 percent was cited as the common requirement for maximum coverage. None of the responding communities cited problems with these standards, and SSSF industry publications indicate that 50 percent lot coverage is optimal for development purposes. A greater permitted lot coverage may cause problems with circulation and drainage as building separation decreases and impervious surface area increases. Allowing less lot coverage will inhibit the development of SSSFs and may result in a shortage of storage space.

> Total lot coverage by structures shall be limited to 50 percent of the total lot area. (Arlington, Tex.)
>
> Building coverage shall not exceed 40 percent of the lot area. (New Hope, Minn.)

Setbacks

As expected, setback requirements for SSSFs in residential districts are the most stringent. Generally, these districts have a 20- or 25-foot front yard setback requirement; a 20-foot side yard setback requirement; and a rear yard setback requirement of 20 to 25 feet. One community (Lexington, S.C.), which uses performance standards to govern where a use may locate and how much buffering and screening is needed, responded that SSSFs would be permitted in residential zones if the performance standards were met. There are, however, no SSSFs located in any residential areas in Lexington because meeting the standards, particularly the large setback requirments, is too costly.

An example of strict setback standards in or near residential areas comes from Arlington, Texas:

> Setbacks are a minimum of 20 feet when the development is abutting a public road or a residential zone.
>
> Other zone requirements shall apply if in nonresidential zones.

In commercial and industrial districts, the standards are a little less restrictive. Respondents reported front yard setbacks that varied from a 25-foot minimum to a 10-foot minimum. The side yard setback required is usually 10 feet, and the rear yard setback is usually the same as the side yards or less. In Morro Bay, California, in commercial and industrial zones, the front setback is 10 feet; the side yard setback is 10 feet; and the rear yard setback is five feet.

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The Overall Site Design

Individual standards may make sense by themselves, but not necessarily as they relate to other aspects of the SSSF operation. The most important aspect of site design review is to put all the parts together and judge how well they fit and work together. Are community objectives being fulfilled by this particular mix of requirements? Do the requirements unreasonably inhibit the development and operation of SSSFs? What else is needed in a particular site plan? Is it a problem that may be common to all SSSF proposals, or is this a problem particular to this proposal?

For example, most ordinances we surveyed address the issue of interior circulation, but not building separation. This generally results in storage buildings that abut the interior roads. If the interior drive requirement is 15 feet for a one-way internal drive, the buildings are then built approximately 15 feet apart and the separation is completely paved. This internal drive is not only used for circulation, however. It is also used for parking at each individual unit in order to load or unload. Many communities require a 10-foot parking lane on all interior drives that serve the storage units in order to satisfy the need for loading space. In this instance, the roadway width and building separation is increased to 25 feet. Thus, either the building separation should be specified or the combined width of interior drives and parking lanes should amount to a reasonable building separation.

Some communities increase the width of interior drives as buildings or roads become longer. Indio, California requires the width for drives of less than 150 feet to be 24 feet. But if the drive is longer than 150 feet, its width must be increased to 30 feet in order to reduce the visual impact of long, narrow aisleways and the chance that vehicles may become trapped or have to back out over a relatively long distance.

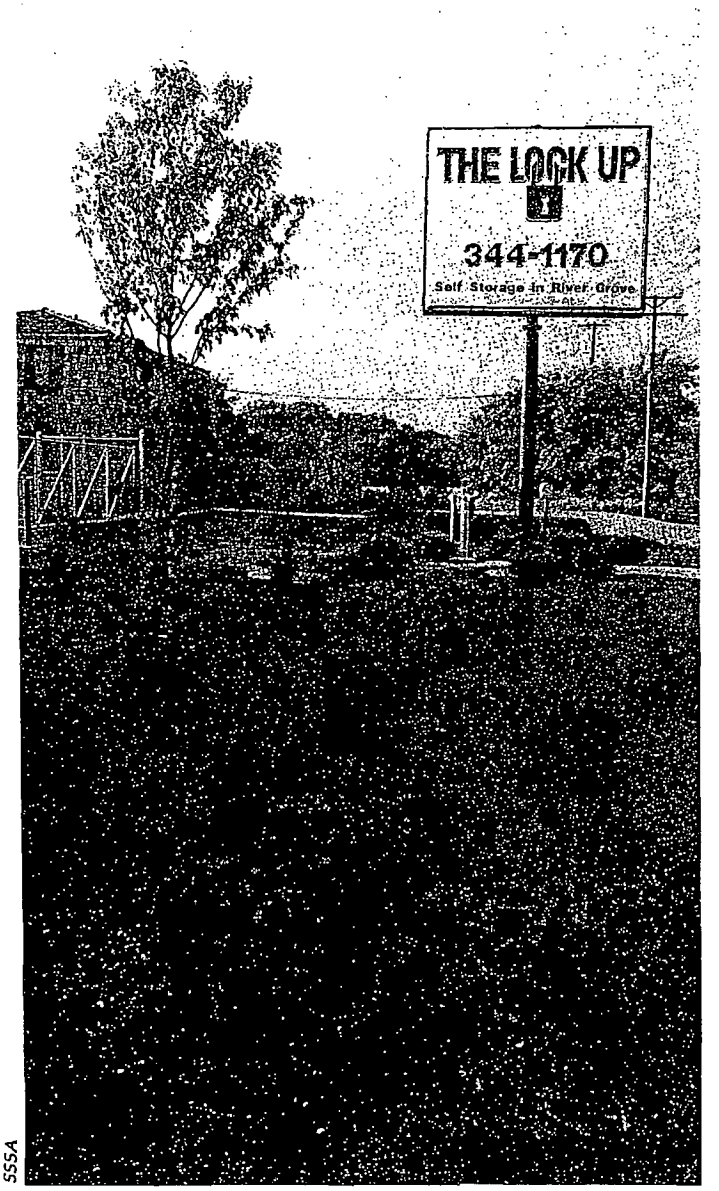
While the above requirements are aimed at increasing ease of circulation and mitigating other negative impacts of longer buildings, the requirements may cause problems elsewhere, such as in drainage. The prevailing practice in SSSF development is to pave the entire space between buildings. Thus, a requirement aimed at mitigating one possible problem (not enough space between buildings) may cause a different problem (increased drainage demand due to increase in impervious surface) if all requirements are not checked to see how they work together.

A change for the better in SSSF development design seems to have been brought about by some of the community design requirements. Requiring solid six-foot- or eight-foot-high fencing and prohibiting barbed-wire, chain-link fencing has changed SSSF design. Developers have responded with a fortress-like design. The back wall of one or more buildings becomes part of the security fence. Thus, security fencing at the very edge of the property is removed to keep the facility from looking like a military compound. This building style should be encouraged where possible.

Communities should be aware of requirements that inhibit this type of improvement. Some communities place a limit on building length, require that a road encircle the entire facility, or establish very restrictive building setback requirements. These requirements leave the developer no choice but to erect fencing around most if not all of the property. The key is flexibility; for instance, we believe that the fortress-like design can be encouraged by incorporating flexible setbacks into the zoning ordinance and dropping fencing requirements if dense, landscaped screening is provided.

It is equally important for the proposed development to be compatible with the uses surrounding it. Density, structure size, and architectural elements are important, as are environmental considerations, such as drainage. The spacing of buildings on the site should be kept in character with surrounding developments. The size of buildings is also a concern. SSSF buildings and lots tend to be longer than other buildings in some neighborhoods. A planning

Good landscaping and the design of the office/living quarters at this SSSF help blend it in with other uses in the area.



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agency should be aware that the length of buildings in an SSSF may need to be addressed in regulations.

The visual impact of SSSF architectural elements on a neighborhood needs to be considered. The styling of the combination manager's house and leasing office can help blend the development into residential neighborhoods. Since the storage buildings are regularly very simple structures with no windows or back entrances for security reasons, the buildings can be monotonous. Good landscaping and screening, however, can help mitigate the visual impacts created by the blank back and sides of the structures. Communities are starting to accept SSSFs in residential areas when interesting construction materials are used (e.g., decorative concrete block or brick). A planner in Ogden, Utah, suggested that, "Near residential areas, [SSSFs] should have residential design elements, i.e., brick veneer, pitched roofs with shingles, landscaping, and no razor wire on the fencing." Design elements like those discussed above are not needed in all districts where SSSFs may locate. There is little need for many of the design standards if the complex is located in an industrial or heavy commercial district. There are, however, some advantages to instituting design guidelines in order to allow and control SSSFs in residential neighborhoods or as a transitional use near residential areas.

Landscaping, Fencing, and Screening

Landscaping standards specific to SSSFs appeared in the ordinances of about 50 percent of responding communities with separate SSSF requirements. When the facilities are located in a residential area, they are almost always subject to landscaping requirements. In addition, landscaping requirements, like the setback requirements cited earlier, become stricter when a facility is in or abuts a residential area.

The typical requirement in a commercial or industrial area, when landscaping is required, is 20 feet of landscaped frontage.

> The 20-foot front yard setback areas shall be required and fully landscaped, including trees, shrubbery, lawn area, and decorative block wall. (Indio, Calif.)

Some landscaping requirements for SSSFs near residential areas are particularly sensitive to the appearance issue. Landscaped area increases to about 25 feet when the facility is near or adjacent to a residential district. In multifamily residential zones, SSSFs are often permitted as a conditional use, with 25-foot minimum landscaping and a 25-foot minimum setback.

> . . . all landscape setback areas shall be planted with a minimum of 50 percent live plant material. (Colorado Springs, Colo.)

Some ordinances are specific as to types of plant material and their placement.

> Landscaping shall be provided in areas between the property line and the required fencing. Landscaping shall consist of a variety of hardy evergreen planted material consisting of trees, low-, medium-, and high-profile shrubs, together with suitable ground cover such as native grasses, bark, ornamental gravel, or a combination thereof. The landscaping shall be designed, placed, and maintained in such a manner that no wall, fence, sign, . . . or plant growth of a type that would interfere with traffic visibility shall be permitted or maintained higher than three feet above curb level, within 15 feet of the intersection of any street right-of-way line or driveway. (Columbia, Mo.)

Some type of fencing and/or screening is almost always required in zoning regulations for SSSFs. Frequently, the regulations call for fencing and screening around the perimeter of the development, except along the front yard. The front landscaping often acts as a substitute for fencing on this edge of the facility.

The required height of the fence or screen is usually between six and eight feet. If the project is within or abutting a residential district, the height requirement tends to be at the upper end of the range. The fence may be required to be solid or semisolid and pleasingly decorative if facing an arterial street or residential area.

> [There shall be] screen fencing around the perimeter of the project. Said fencing shall be a minimum of eight feet in height, and if bordering an arterial street or residential district shall be constructed of decorative concrete block or alternative materials approved by the zoning administrator. (Salinas, Calif.)

An alternative to a screen in the front yard is the use of the storage buildings as a buffer. In High Point, North Carolina, a "wooded buffer or berm is required along street frontage, unless screened from street by principle-use structure."

The type of fence may be closely prescribed as in Topeka, Kansas, where the fence "shall be constructed of opaque materials that will prevent the passage of light and debris, such as brick; stone; architectural tile; masonry units; wood; or similar materials; but expressly prohibiting woven wire. Signs or other advertising mediums shall not be placed upon, attached to, or painted on said barrier."

Like landscaping standards, specific screening and fencing standards, if enforced, can make SSSFs more acceptable to the community, particularly in residential areas. When surveyed communities reported problems with respect to SSSFs, in several instances the difficulties were traced to lack of landscaping or screening standards, or noncompliance with regulations by the SSSF operator.

Outside storage at SSSFs presents another problem for screening and buffering. Frequently, a community's ordinance will require a screen obscuring outside storage as does Yakima County, Washington, where "outdoor storage shall be enclosed with a view-obscuring fence."

Other Site Review Guidelines

How SSSFs appear will obviously influence their acceptance within the community's more restrictive commercial and residential zones. A number of surveyed communities believed that the facilities were not compatible with residential and more restrictive commercial uses. However, other communities have tried to deal with this issue through the landscaping and screening standards discussed above, as well as through other parts of their ordinance, with some success. Sandy, Utah, has a set of criteria used in reviewing conditional use requests for SSSFs in multifamily residential, neighborhood commercial, and community commercial districts. These include:

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The SSSF driveway should be long enough for at least one car to pull all the way off the road. This SSSF has a card-key system so that customers don't have to get out of the car to open the entrance gate.

1. Residential-type facades;
2. Architecturally compatible with existing neighborhood;
3. Wing walls;
4. Varied setbacks; and
5. Height differentials.

Other communities emphasize different aesthetic guidelines. Arlington, Texas, requires that "no door openings for any mini-warehouse storage unit shall be constructed facing any residentially zoned property."

Site plan reviews are an important tool in aesthetics and appearance control. They are frequently required in ordinances allowing SSSFs close to or in residential districts.

ADDITIONAL CONSIDERATIONS

In addition to the standards governing traffic and appearance, good SSSF regulations will need to consider other aspects of SSSF operations. These sections below highlight some of these concerns and the standards that communities use to address them.

Limits on Storage and Use

Almost all the reviewed ordinances include a section allowing only "dead" storage and prohibiting the storage of various hazardous materials such as toxic or explosive substances. This prohibition is universal; i.e., it applies in residential, commercial, and industrial districts.

Other ordinances extend the meaning of dead storage to the restriction of all commercial activity. Prince William County, Virginia, defines dead storage as "goods not in use and not associated with any office, retail, or other business use on premise. Radioactive materials, explosives, and flammable or hazardous chemicals shall be prohibited." The county also requires that the prohibitions on storage materials and use "shall be in any lease to rent storage units."

Arlington, Texas, prohibits:

a. Auctions, commercial, wholesale or retail sales, or miscellaneous or garage sales;

b. The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment;

c. The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment;

d. The establishment of a transfer and storage business; and

e. Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.

A number of communities cited problems arising from inappropriate use of the storage units as bases for flea markets, hobby shops, or even living quarters. It is important to prohibit these uses because they can cause security, maintenance, and traffic problems. Since it is difficult for operators to enforce these prohibitions unless there is a blatant misuse of space, users of the facilities must be made aware that the restrictions exist and that they will be enforced.

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Storage Unit Size

A relatively new requirement that surfaced in responses to the survey governs the maximum size of storage units. This regulation is meant to keep the storage operation limited to residential and small commercial users. The industry also does not recommend large units. The largest units discussed in *Self-Service Storage*, an industry handbook, are 10 feet by 30 feet and 20 feet by 30 feet, 300 square feet and 600 square feet, respectively. These sizes are in the same range as the maximums set by all communities with such requirements. In addition, a survey conducted by the Self-Service Storage Association discovered the average unit size in 1982 was 113.2 square feet.

Communities have instituted a storage unit maximum size to make sure that the items stored are small. This also helps to control the type of vehicle needed to move the storage items. Regular passenger vehicles and two-axle trucks can usually handle the quantity of items kept in these spaces, which is desirable from a neighborhood traffic standpoint. Surprisingly, unit size maximums were found among communities that allowed SSSFs in industrial districts only as well as in those that allow them in residential districts.

Based on our survey, space allowed per unit, however, does not seem contingent on the district where the facility is allowed. Palatine, Illinois, allows SSSFs in industrial districts only. The maximum unit size allowed is 500 square feet. Birmingham, Alabama, requires that, in the commercial and industrial districts in which the facilities are allowed, "the individual storage spaces of a miniwarehouse do not exceed 800 square feet." Fort Myers, Florida, which also allows SSSFs in commercial and industrial districts only, requires that "each space shall contain a maximum of 250 square feet." Albany, Oregon, on the other hand, allows units of up to 500 square feet in residential districts.

A maximum storage unit size helps to ensure that an SSSF does not become a compartmentalized industrial warehouse. Palm Beach Gardens, Florida, added a standard to its unit size requirements; the maximum unit size allowed is 300 square feet, and a single tenant is not allowed to rent more than 4,000 square feet. This extra requirement helps to ensure that renters will never need a large truck to move their stored items. With such a limit on rental space, other design requirements, such as roadway width, can be safely downsized because the interior drives will not have to provide for the movement of large trucks within the lot.

Access

Accessibility is judged not only by ease of approach but also by whether an access road can handle the amount of traffic generated by a particular use. SSSFs are typically located near busy roads, although the amount of traffic they generate is low compared to most other commercial uses.

SSSFs locate on busy streets, partly because high visibility is good advertising. Unfortunately, the tendency for these developments to locate on larger streets may be what caused the impression that they generate a lot of traffic. Very few of the respondents, however, indicated that they require developments to have access to streets with a specified capacity.

Ease of access is always an important factor. SSSFs generally have only one entrance/exit to the lot in order to preserve the security of the facility. A secondary, emergency entrance may be worked into the facility plan, but it is usually opened only for emergency equipment, snow removal, and when other large vehicles need access to the complex. This means that all customer traffic to and from the facility passes through one access point. Consequently, a two-way drive is appropriate. A driveway long enough to provide stack-up room for a couple of cars may be necessary, depending on the size of the facility and the expected traffic generation. This length of driveway must be available between the security gate and the road in order to avoid blocking traffic with a car that cannot pull all the way off the road while awaiting access to the complex. The proper access method will depend on the shape of the lot, the site design of the facility, and the road on which the facility is located.

Live-In Managers

A leader in the field of SSSF development claims that "security is second only to location as the factor most critical to lease-up success."[9] There are various methods used to promote security, such as enclosure of the facility and good lighting. An important security feature stressed by the industry is a full-time resident manager. Only 20 percent of surveyed communities that have separate regulations, however, indicated that they required a live-in manager.

> A resident manager shall be required on site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval and all applicable ordinances. (Costa Mesa, Calif.)

> No facility herein provided for shall be used or maintained unless or until an on-site manager shall be provided for such facility. Failure to provide such a manager shall be grounds for revocation of the conditional use. (Columbia, Mo.)

The manager makes the SSSF his or her home, providing additional security and maintenance for the grounds and often spotting prohibited uses that might otherwise go unnoticed.

Lighting

Lighting requirements for SSSFs are usually covered in the district's general regulations. Almost 70 percent of responding communities that have specific regulations for SSSFs did not have specific standards for lighting.

SSSF lighting standards usually have a two-fold purpose: security of the SSSF and shielding of surrounding residential or commercial areas from the glare of those lights. The ordinance in Arlington, Texas, states that:

> All outdoor lights shall be shielded to direct light and glare only onto the miniwarehouse premises and may be of sufficient intensity to discourage vandalism and theft. Said light-

9. Ibid., 7.

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ing and glare shall be deflected, shaded, and focused away from all adjoining property.

Signs

Approximately one-half of the responding communities with specific SSSF standards include sign regulations. The requirements usually limit the height of the sign to 10 to 15 feet and the total area to between 40 and 50 square feet. In addition, the regulations generally allow only one sign.

> Signage shall be limited to one sign for each property line abutting or adjoining a street right-of-way. Signs identifying the nature of the residential storage facility shall not exceed 15 feet in height or 40 square feet in area. No additional advertising signs will be permitted on the property. (Topeka, Kan.)

In the absence of specific regulations, signage was governed by the standards applied to signs in the district.

Hours

A few responding communities regulate the hours of the facilities, probably a result of the practice of keeping the facilities open 24 hours when the industry first started. Now, facilities are typically open from 8:00 a.m. to 7:00 p.m. or 8:00 a.m. to 8:00 p.m. and often open only one weekend day. Zoning officials may find it unnecessary to regulate SSSF operating hours.

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Appendix. Sample Ordinances

1. Columbia, Missouri
2. Costa Mesa, California
3. Topeka, Kansas
4. Arlington, Texas
5. Colorado Springs, Colorado

Columbia, Missouri

SECTION 19.201 STORAGE WAREHOUSE USE DEVELOPMENT FOR RESIDENTIAL GOODS

A. Purpose

This section is to provide for the development of storage warehouses in commercial districts C-1 and C-3 for use accessory to residential uses in a planned manner in harmony with the neighborhood in which warehouse development is undertaken. Such use shall be a conditional use and not a use of right.

B. Not to Restrict Use by Right

Nothing herein shall be deemed to limit warehouse use within an industrial district as elsewhere permitted or provided for by this Article.

C. Conditional Use—Required

The council may, after the review and recommendation of the commission, approve a plan for a storage warehouse upon any tract zoned C-1 or C-3 when such plan is found to comply with the conditions and requirements hereinafter set forth.

D. Site Plan Submission and Consideration

1. The property owners of any tract zoned C-1 or C-3 may submit a site plan for approval as a storage warehouse to the Planning and Development Department of the city for review, recommendation, and forwarding to the commission and council. Administrative review shall be undertaken by the Planning and Development, Public Works, and Fire Departments to determine whether such site plan complies with the terms and conditions set forth in Subsection E.
2. After administrative review, said plan shall be forwarded to the commission for review and recommendation and then to the council. The council shall then proceed to review said application upon the recommendations of the staff and commission. No plan shall be approved that does not comply with the provisions of Subsection E.
3. Prior to review by the commission and the council, notice shall be published as for a zoning amendment.
4. The application for such a plan shall be subject to the same protest rights provided property owners under the terms and conditions of Section 19.281 of this Article.
5. An approved plan for a storage warehouse shall be and remain valid for a period of 24 months from the date of its approval. Unless construction is begun in conformance with said plan within 24 months of the date of its approval, said plan may be declared void by the council. In the event of a plan for phased development, any portion of the plan upon which construction is not begun within 24 months of approval may be declared void by the council.

E. Contents of Plan; Site Review

1. General Requirements
   a. No lot shall be less than two acres.
   b. The lot shall abut and gain direct access to a local nonresidential, collector, or arterial street as specified in the Major Thoroughfare Plan.
   c. The plan shall show the existing site along with surrounding land within 200 feet of its border. Street rights-of-way and easements shall be included. (The area 200 feet adjacent to the site may be shown by a locator map.)
   d. The plan shall be drawn at a scale of one inch equals 50 feet or larger. Said plan shall include all building locations, drives, parking, fencing, and signage. A landscape plan shall also be incorporated as part of the submittal and may be included as part of the site plan or submitted as a separate sheet. Building elevations shall also be included on the plan along with specification of the colors of buildings and materials to be used.
   e. Stormwater management shall be incorporated into the plan so that stormwater runoff from the site will not increase as a result of the proposed development. The facility shall be designed to control the stormwater runoff from at least a 25-year return frequency storm as certified by a professional engineer.
   f. Construction of buildings shall meet the requirements of Fire District Number One of the Building Code.
   g. All storage shall be kept within an enclosed building, except propane or gasoline engine or

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storage tanks or any boat or vehicle incorporating such components, which shall be stored only in designated screened exterior areas. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked, or inoperable vehicles.

h. Lighting shall conform to the provisions of Section 19.250.

i. Building setbacks shall be as follows:

Front yard—Not less than 25 feet on which all parking and internal drives are prohibited.

Side yard—Not less than 12.5 feet on which all parking and internal drives are prohibited.

Rear yard—Not less than 12.5 feet on which all parking and internal drives are prohibited, except that a rear yard is not required adjacent to commercial or industrial zoned land, then no rear yard is required.

j. The storage warehouse facility shall be enclosed by a six-foot-high, sight-proof fence. Said fence shall be solid or semi-solid and constructed to prevent the passage of debris or light and constructed of either brick, stone, masonry units, wood, or similar materials. Chain link fence may be used so long as it has slats installed to prevent the passage of light through the unit. Said fence shall be set back six feet from the side property lines and rear property line. When a rear property line is not required, a lesser setback for a fence can be granted. Fences shall also be set back 25 feet from the front property line.

k. Landscaping shall be provided in the areas between the property line and the required fencing. Landscaping shall consist of a variety of hardy evergreen planted material consisting of trees, low-, medium-, and high-profile shrubs, together with suitable groundcover such as native grasses, bark, ornamental gravel, or a combination thereof. The landscaping shall be designed, placed, and maintained in such a manner that no wall, fence, sign, or other structure or plant growth of a type that would interfere with traffic visibility shall be permitted or maintained higher than three feet above curb level, within 15 feet of the intersection of any street right-of-way line or driveway.

l. Parking shall be provided at a ratio of one space for each 2,000 square feet of gross building area, plus two spaces for the manager. One additional space shall be provided for each additional employee. Internal drives and parking shall comply with Section 19.250 of this Article for paving requirements.

m. Building heights shall be limited to one story (not to exceed 14 feet at the eaves).

n. Signs shall be limited to one ground pole sign at the entrance to the premises. Not more than 32 square feet shall be permitted with a maximum height of 10 feet. This provision shall control any and all contrary or conflicting provisions of the sign ordinance of Chapter 19.

F. On-Site Manager Required

No facility herein provided for shall be used or maintained unless or until an on-site manager shall be provided for such facility. Failure to provide such a manager shall be grounds for revocation of the conditional use under provisions of Subsection I of this section.

G. Commercial Activity Prohibited

The sale of any item from or at a residential storage warehouse is specifically prohibited.

1. It shall be unlawful for any owner, operator, or leasee of any residential storage warehouse or portion thereof to offer for sale, or to sell any item of personal property or to conduct any type of commercial activity of any kind whatsoever other than leasing of the storage units, or to permit same to occur upon any area designated as a residential storage warehouse. Violation of this provision shall be a Class C misdemeanor punishable under the provisions of Chapter 7 of these ordinances.

2. In addition to the criminal penalties herein provided, the city manager or his designee is herein authorized to revoke or suspend any business license, or occupancy permit, or to take any other appropriate legal or administrative action necessary to halt or prohibit any commercial activity from any residential storage warehouse other than the leasing of storage units.

H. Repair of Autos, Boats, Motors, and Furniture Prohibited

1. Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover, and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture, and the storage of any propane or gasoline engine or propane or gasoline storage tank or any boat or vehicle incorporating such components is prohibited within any structure on a tract of land designated as a residential storage warehouse.

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SECTION 13-851 DEFINITIONS
The following words used herein shall have the meanings set forth:

(1) A *mini-warehouse* shall mean a structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and where one or more stalls or lockers has less than five hundred (500) square feet of floor area.

(2) A *public warehouse* shall mean a structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and where no stall or locker has less than five hundred (500) square feet of floor area.

SECTION 13-852 PERMITS REQUIRED
(1) Mini-warehouse projects may be permitted in the MG districts in the city subject to the development standards set forth in this chapter. Where this chapter does not provide specific direction concerning development standards and/or signage, the provisions of other applicable chapters and articles shall apply.

(2) Public warehouse projects may be permitted in the MG and MP districts within the city. Public warehouses shall be subject to all development standards of the zone in which they are located.

SECTION 13-853 MINI-WAREHOUSE DEVELOPMENT STANDARDS
(1) *Off-street parking and driveway width.*

(a) Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least twenty-six (26) feet wide when cubicles open onto one side of the lane only and at least thirty (30) feet wide when cubicles open onto both sides of the lane.

(b) Two (2) covered parking spaces shall be provided adjacent to the manager's quarters.

(c) One parking space for every two hundred (200) storage cubicles or fraction thereof shall be located adjacent to the project office. A minimum of two (2) such spaces shall be provided.

(d) Required parking spaces may not be rented as, or used for, vehicular storage. However, additional parking area may be provided for recreational vehicle storage, provided that it is adequately screened under the direction of the Development Services Department.

(2) *Reserved.*

(3) *Exterior finish.* The exteriors of mini-warehouses shall be of finished quality.

(4) *Landscaping.* A landscaped strip twenty (20) feet in width shall be provided along all street frontages and a landscaped strip five (5) feet in width shall be provided where subject property abuts any residential district. The five-foot landscaped strip abutting residential property shall be designed to provide screening of the warehouse site from residential properties.

(5) *Screening.* The project shall be screened by a six-foot-high decorative block wall to be installed along interior property lines and street setback lines under the direction of the development services director.

(6) *Site design.* Buildings shall be so situated and/or screened that overhead access doors are not visible from off the site.

SECTION 13-854 USE RESTRICTIONS
(1) No person, on premises covered by a conditional use permit for either type warehouse, shall conduct:

(a) Any business activity (other than rental of storage units) including miscellaneous or garage sales, and transfer/storage businesses that utilize vehicles as part of said business.

(b) Servicing or repair of motor vehicles, boats, trailers, lawnmowers, or any similar equipment.

(2) All mini-warehouse rental contracts shall include clauses prohibiting (a) the storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals, and (b) the use of the property for uses other than dead storage.

SECTION 13-855 LIVE-IN MANAGER FOR MINI-WAREHOUSE PROJECTS
A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval and all applicable ordinances.

SECTION 13-856 CONVERSION OF MINI-WAREHOUSES TO OTHER USES
A conditional use permit shall be required for the conversion of a mini-warehouse facility to uses other than dead storage to ensure that the property shall be brought into conformance with all applicable provisions of the land use ordinance, Uniform Building Code, titles 24 and 25 of the California Administrative Code, and any other applicable regulations.

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SECTION 1. USE REGULATIONS

(a) A building or premises shall be used for only the following purposes:

. . . .

(15) *Residential storage facility,* a facility consisting of a building or group of buildings in a controlled-access compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of customers' residential goods and wares.

Provided, that a conditional use permit has been issued to the operator by the code enforcement officer, after receiving a report from the planning commission and approval by the board of commissioners. The residential storage development shall comply with the following established standards:

a. Off-Street Parking

1. The provisions of Section 48-201 concerning parking shall not apply for this use.
2. A minimum of four (4) spaces shall be required to be located at the number's office/quarters for the use of prospective clients.

b. Setbacks and Landscaping

1. All facets of the development proper structures shall be set back a minimum of twenty-five (25) feet from the property line along all street frontages, and ten (10) feet from all interior property lines that abut a more restrictive district, unless the platted building setback line would require a greater distance. In those instances where the lot abuts a G, H, I, or J District, the ten (10) foot setback requirement may be waived at the discretion of the planning commission.
2. All setbacks shall be landscaped to provide appropriate visual screening and/or buffering for adjacent properties. All areas on the site not covered by pavement or structures must be brought to finished grade and planted with turf or other appropriate groundcover(s) and with deciduous and/or coniferous plant materials. A landscaping plan, indicating the type and location of the proposed plantings, shall be included in the site development plan and shall be submitted to the planning staff for review. All plantings shall be maintained in good condition by the property owner.

c. On-Site Circulation and Minimum Driveway Widths

1. All interior drives shall have a minimum width of twenty-eight (28) feet.
2. All drives and parking shall be constructed subject to city standards.

d. Fencing and Screening

1. A barrier must be provided around the perimeter of the development. Said barrier shall be located at the setback line and may consist of either the solid facades of the storage structures or a fence.
2. If the barrier is to be provided by a fence, said fence shall be a minimum of six (6) feet in height and shall be constructed of opaque materials that will prevent the passage of light and debris, such as brick, stone, architectural tile, masonry units, wood, or similar materials, but expressly prohibiting woven wire.
3. Signs or other advertising mediums shall not be placed upon, attached to, or painted on said barrier.

e. Storage Only

1. No business activity other than rental of storage units shall be conducted on the premises.
2. No outside storage will be permitted.

f. Signage

1. Signage shall be limited to one sign for each property line abutting or adjoining a street right-of-way.
2. Signs identifying the nature of the residential storage facility shall not exceed fifteen (15) feet in height, or forty (40) square feet in area.
3. No additional advertising signs will be permitted on the property.

g. Accessibility

1. Vehicular ingress-egress shall be limited to one point for each side of property abutting any street lot line.

h. Height

1. Building height shall not exceed eighteen (18) feet.

i. Fire Protection

1. Fire protection shall be provided to meet existing city codes and Fire Department requirements.

j. All other applicable city code requirements will apply.

The planning commission's report may contain additional specific restrictions for safety and compatibility of this use, and the same be made a part of the conditional use permit at the discretion of the board of commissioners.

An application shall be set for public hearing, after notice is given in the like manner of a zoning amendment. The applicant shall provide:

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1. A site development plan, which shall include the landscaping plan;
2. A certificate of ownership of surrounding land;
3. Formal application; and
4. Five-hundred dollar ($500) filing fee.

Following the public hearing, the planning commission shall make a report and recommendation to the board of commissioners. The board of commissioners may approve or deny said application. A change in use to other "by right" allowed uses within the district may be permitted when all applicable provisions of the district classification are complied with.

Arlington, Texas

SECTION 10-600 "MW" MINI-WAREHOUSE DISTRICT

10-601 Use Regulations
A building or premises in this District shall be used only for mini-warehouse subject to the requirements as follows:

1. Mini-warehouses shall be limited to dead storage use only.
2. No activities other than rental of storage units and pick-up and deposit of dead storage shall be allowed on the premises.
3. Examples of activities prohibited in this district include but are not limited to the following:
   a. Auctions, commercial wholesale or retail sales, or miscellaneous or garage sales.
   b. The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.
   c. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.
   d. The establishment of a transfer and storage business.
   e. Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
4. Customarily, incidental manager's quarters, either separate office and living quarter or a combination thereof.

10-602 Height Regulations
No building shall exceed twelve feet (12') in height.

10-603 Area Regulations
1. Mini-warehouse lots shall not exceed three (3) acres.
2. Total lot coverage by structures shall be limited to fifty percent (50%) of the total lot area.
3. No single structure shall exceed five thousand (5,000) square feet.

10-604 Setback Regulations
1. The minimum setback abutting a public street shall be twenty feet (20').
2. The minimum setback adjacent to any residential zoning district shall be twenty feet (20').
3. When the MW district abuts a nonresidential zoning district, side and rear yards on the boundaries of the MW district shall be not less than the immediately adjacent required setback of such abutting property.

10-605 Parking Regulations
Off-street parking shall be provided in accordance with Section 15-200 hereof, subject to the following additional requirements:

1. No parking facility shall occupy that portion of any required setback within ten feet (10') of a lot line.
2. A minimum of two (2) points of ingress and egress shall be provided to a mini-warehouse lot.
3. No drive approach shall exceed twenty-eight feet (28') in width.

10-606 Special Conditions
1. *Storage.* All storage on the property shall be kept within an enclosed building.
2. *Signs.* Outdoor advertising displays that do not identify the nature of the mini-warehouse itself shall not be permitted on the premises. Outdoor mini-warehouse identification advertising displays shall be in accordance with Section 15-100 hereof and shall not in any way exceed the maximum size, height, character, and spacing allowed in the LB district as provided in Section 15-103 hereof.
3. *Outdoor Lighting.* All outdoor lights shall be shielded to direct light and glare only onto the mini-warehouse premises and may be of sufficient intensity to discourage vandalism and theft. Said lighting and glare shall be deflected, shaded, and focused away from all adjoining property.
4. *Screening.* A screening device as defined by Section 9-S-1901 shall be required between any MW zoned district and any existing residential uses and/or any residential zoning districts contained in Article XI hereof.
5. No fencing shall be permitted in the required front yard.
6. No door openings for any mini-warehouse storage unit shall be constructed facing any residentially zoned property.

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Colorado Springs, Colorado*

SECTION 14-3-804 CONDITIONAL USES

....

6. Mini-Warehouses

a. *Minimum lot area.* Forty thousand (40,000) square feet.

b. *Minimum yard dimensions:*
Front Yard. Twenty-five feet (25').
Side Yard. Twenty feet (20').
Rear Yard. Twenty-five feet (25').

c. *Maximum height of buildings.* Thirty feet (30').

d. Must provide living quarters for on-site manager.

e. *Internal driveways.* (Minimum.)

A driveway aisle for mini-warehouse or self-storage shall be a minimum width of 24 feet. A driveway aisle where access to storage units is only on one side of the aisle may be 20 feet in width. No off-street parking spaces are required for these facilities. Off-street parking as indicated in Section 14-8-103 shall be provided for any accessory use (i.e., office, dwelling) of the mini-warehouse or self-storage facility.

The parking lanes may be eliminated when the driveway does not serve storage cubicles.

f. Minimum landscaping:
Front Yard. Twenty-five feet (25').
Side Yard. Eight feet (8').
Rear Yard. Ten feet (10').

All landscape setback areas shall be planted with a minimum of fifty percent (50%) live plant material.

g. Either a six-foot (6') solid fence or an appropriate landscape buffer may be required along boundaries of the site adjacent to residential zoning.

* Colorado Springs allows self-service storage facilities in its office, general business, and industrial zones, and in planned business centers. The standards for the multifamily residential district above are the most specific in addressing the characteristics common to self-service storage facilities.

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RECENT PLANNING ADVISORY SERVICE REPORTS

349 Energy in the Cities Symposium. April 1980. 44 pp. $6.

350 Low- and Moderate-Income Housing: Part I. Increasing the Supply and Accessibility. May 1980. 26 pp. $12; PAS subscribers $6.

351 Low- and Moderate-Income Housing: Part II. Conserving What We Have. June 1980. 22 pp. $12; PAS subscribers $6.

352 Energy-Conserving Development Regulations: Current Practice. August 1980. 58 pp. $12 (xerox).

353 Local Economic Development Planning: From Goals to Projects. September 1980. 34 pp. $12; PAS subscribers $6.

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355 Salaries and Tenure of Professional Planners. November 1980. 18 pp. $12; PAS subscribers $6.

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357 Setting Zoning and Subdivision Fees: Making Ends Meet. January 1981. 22 pp. $12; PAS subscribers $6.

358 Analyzing Neighborhood Retail Opportunities: A Guide for Carrying Out a Preliminary Market Study. February 1981. 22 pp. $12; PAS subscribers $6.

359 Reducing Landslide Hazards: A Guide for Planners. March 1981. 29 pp. $12; PAS subscribers $6.

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361 Oblique Aerial Photography for Urban Planning. May 1981. 26 pp. $12; PAS subscribers $6.

362 Loft Conversions: Planning Issues, Problems, and Prospects. August 1981. 38 pp. $12; PAS subscribers $6.

363 Linking Plans and Regulations: Local Responses to Consistency Laws in California and Florida. September 1981. 26 pp. $12; PAS subscribers $6.

364 Reducing Earthquake Risks: A Planner's Guide. October 1981. 82 pp. $18; PAS subscribers $9.

365 Accessory Apartments: Using Surplus Space in Single-Family Houses. December 1981. 24 pp. $12; PAS subscribers $6.

366 Planners' Salaries and Employment Trends, 1981. January 1982. 22 pp. $12 (xerox).

367 Zero Lot Line Development. March 1982. 22 pp. $12; PAS subscribers $6.

368 Designing Effective Pedestrian Improvements in Business Districts. May 1982. 60 pp. $16; PAS subscribers $8.

369 A Planner's Guide to Low-Level Radioactive Waste Disposal. August 1982. 53 pp. $12; PAS subscribers $6.

370 Regulating Videogames. September 1982. 30 pp. $12; PAS subscribers $6.

371 Changing Development Standards for Affordable Housing. October 1982. 30 pp. $12; PAS subscribers $6.

372 Using Microcomputers in Urban Planning. November 1982. 22 pp. $8.

373 Water Conservation in Residential Development: Land-Use Techniques. December 1982. 34 pp. $16; PAS subscribers $8.

374 Preparing a Historic Preservation Ordinance. February 1983. 46 pp. $16; PAS subscribers $8.

375 Planning for Underground Space. April 1983. 54 pp. $16; PAS subscribers $8.

376 Improving Street Climate Through Urban Design. June 1983. 34 pp. $16; PAS subscribers $8.

377 Flexible Parking Requirements. August 1983. 38 pp. $16; PAS subscribers $8.

378 Working With Consultants. October 1983. 33 pp. $16; PAS subscribers $8.

379 Appearance Codes for Small Communities. October 1983. 26 pp. $16; PAS subscribers $8.

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381 Increasing Housing Opportunities for the Elderly. December 1983. 16 pp. $16; PAS subscribers $8.

382 Planners' Salaries and Employment Trends, 1983. February 1984. 18 pp. $16; PAS subscribers $8.

*383 How To Set Up a Planning Agency Library. April 1984. 38 pp. PAS subscribers $8.

*384 Regulating Radio and TV Towers. June 1984. 38 pp. PAS subscribers $8.

385 Affordable Single-Family Housing: A Review of Development Standards. August 1984. 117 pp. $16; PAS subscribers $8.

386 State and Local Regulations for Reducing Agricultural Erosion. September 1984. 42 pp. $16; PAS subscribers $8.

387 Traffic Impact Analysis. October 1984. 34 pp. $16; PAS subscribers $8.

388 Planning Software Survey. November 1984. 32 pp. $16; PAS subscribers $8.

389 Tax Increment Financing: Part 1. What Is TIF? Part 2. Determining Potential Gains and Losses of TIF. December 1984. 19 pp. $16; PAS subscribers $8.

390 Infrastructure Support for Economic Development. September 1985. 38 pp. $16; PAS subscribers $8.

*391 Home Occupation Ordinances. October 1985. 38 pp. PAS subscribers $8.

392 Innovative Capital Financing. December 1985. 38 pp. $16; PAS subscribers $8.

*393 Managing Municipal Information Needs Using Microcomputers. April 1986. 22 pp. PAS subscribers $8.

394 Regulating Satellite Dish Antennas. May 1986. 30 pp. $16; PAS subscribers $8.

*395 Planners' Salaries and Employment Trends, 1985. June 1986. 18 pp. PAS subscribers $8.

*396 Standards for Self-Service Storage Facilities. September 1986. 22 pp. PAS subscribers $8.

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TRAFFIC IMPACT STATEMENT

FOR

LU BONITA SPRINGS CPD

Prepared by:

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OCTOBER 2006
Revised January 11, 2007

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TRAFFIC IMPACT STATEMENT
LU BONITA SPRINGS CPD

The LU Bonita Springs CPD will be a 2.2 acre project located on the east side of U.S. 41 approximately 1,000 feet south of the Imperial River in Section 33, Township 47 South, Range 25 East, Bonita Springs, Florida. The project site is situated directly south of the existing Lee County Boat Ramp site. The proposed rezoning requests indoor storage, not to exceed 110,000 square feet or up to 300 boat storage units. Other requested uses for the site are up to 15,000 square feet of retail space or up to 25,000 square feet of office use. The boat storage use generates more traffic and will be used for analysis in this report. A location map is provided on Figure 1. The Project Site Plan is provided on Figure 2.

Scope

The following items are included in this report:

1. Trip Generation Calculations for average weekday daily traffic including peak hour volumes.
2. Turn lane calculations.
3. Level of Service analysis for the nearest arterial roadway.

Conclusions/Discussion

The following conclusions can be drawn from the analyses:

1. A right turn lane is not required at the project entrance.
2. U.S. 41 operates at an acceptable level of service with project traffic included.

Trip Generation

The 7th Edition Trip Generation published by the Institute of Transportation Engineers (ITE) is used for trip generation calculations provided in this report. Land Use Code 151, Mini-Warehouse; Land Use Code 820, Shopping Center; Land Use Code 710, General Office Building; and Land Use Code 420, Marina are used for the proposed uses. The boat storage use generates more traffic, so it is used for the calculations in this report. A summary of the trip generation calculations is presented on Table 1. A summary for the other uses are included in the appendix to this report.

The proposed project will generate 888 average annual daily trips, with 24 trip ends in the AM peak hour and 57 trip ends during the PM peak hour. The Saturday peak hour volume of 81 is higher than the weekday PM peak hour volume and will be used in the analysis.

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Turn Lane Calculations

The project will have one driveway on U.S. 41 and a connection to the existing driveway at the boat ramp is proposed. The proposed driveway is approximately 300 feet south of the boat ramp entrance on the east side of U.S. 41 and will be right in, right out only. The majority of site traffic will use the proposed driveway at the south side of the site. For purposes of this analysis, it is assumed that 80% of project traffic will use the proposed driveway and 20% will use the access via the existing driveway at the boat ramp. All vehicles will

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enter the site via a northbound right turn. The maximum entering right turn volume (during the Saturday peak hour) of 29 does not exceed the volume warrant for a turn lane. A turn lane is not required at the project entrance.

Level of Service Analysis

The expected buildout for this project is 2009. The 2006 100th highest hour volume for U.S. 41 at this location is 1,902. The growth rate used in the following calculations is 4.1%, based on growth for this link in the 2005 traffic count report (31,900 to 42,100 in 7 years). The LOS standard for this link is LOS E. The level of service analysis for U.S. 41 for the year following buildout is as follows:

U.S. 41 north of Bonita Beach Road – Projected Level of Service		
Year	100th Highest Hour Volume	Level of Service
Existing 2006	1,902	B*
2010 Without Project	2,234	B*
2010 With Project	2,279	B*

*Following completion of 6-lane improvements currently under construction.

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FIGURES AND TABLES

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FIGURE 1

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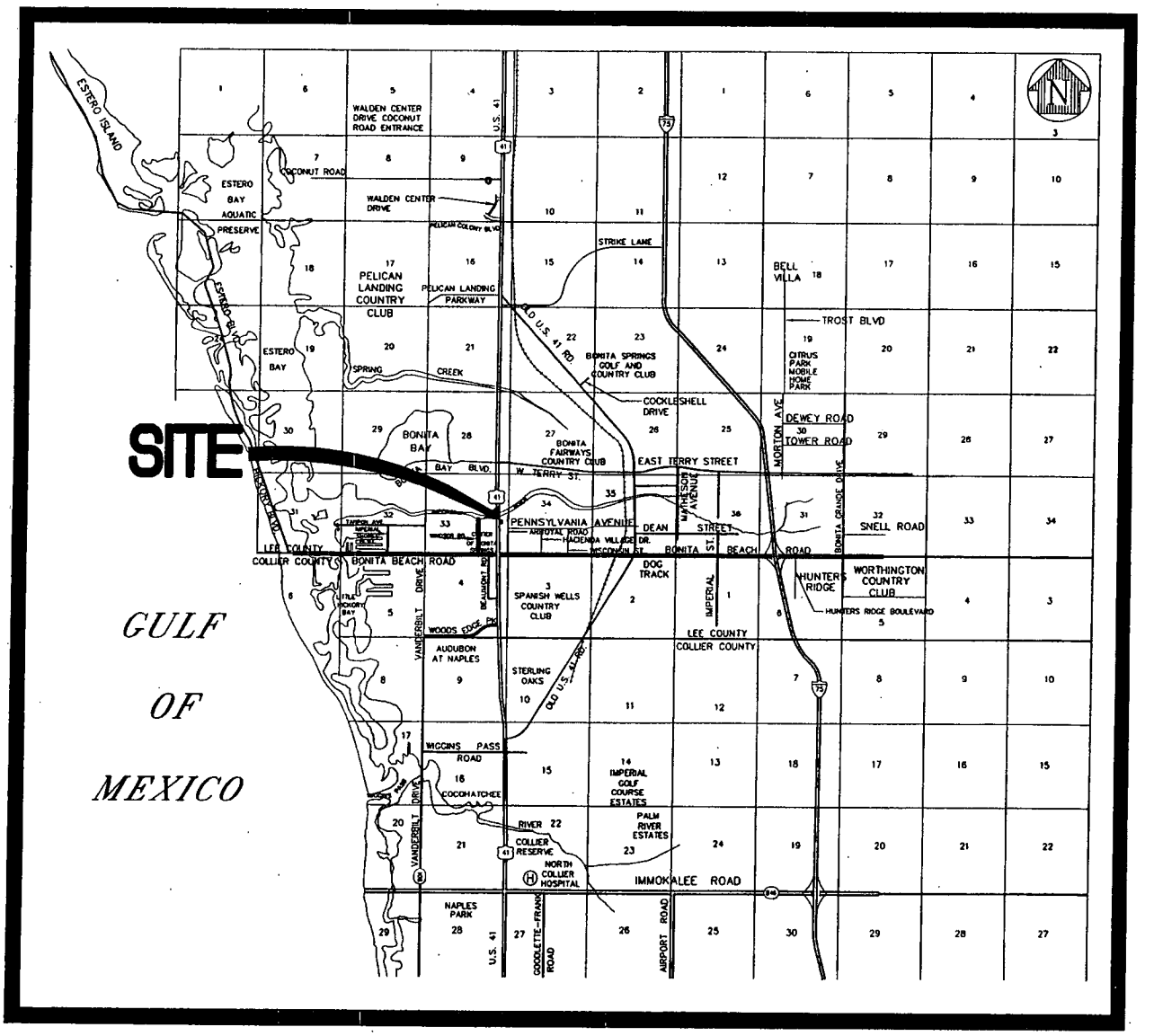

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LU BONITA SPRINGS CPD

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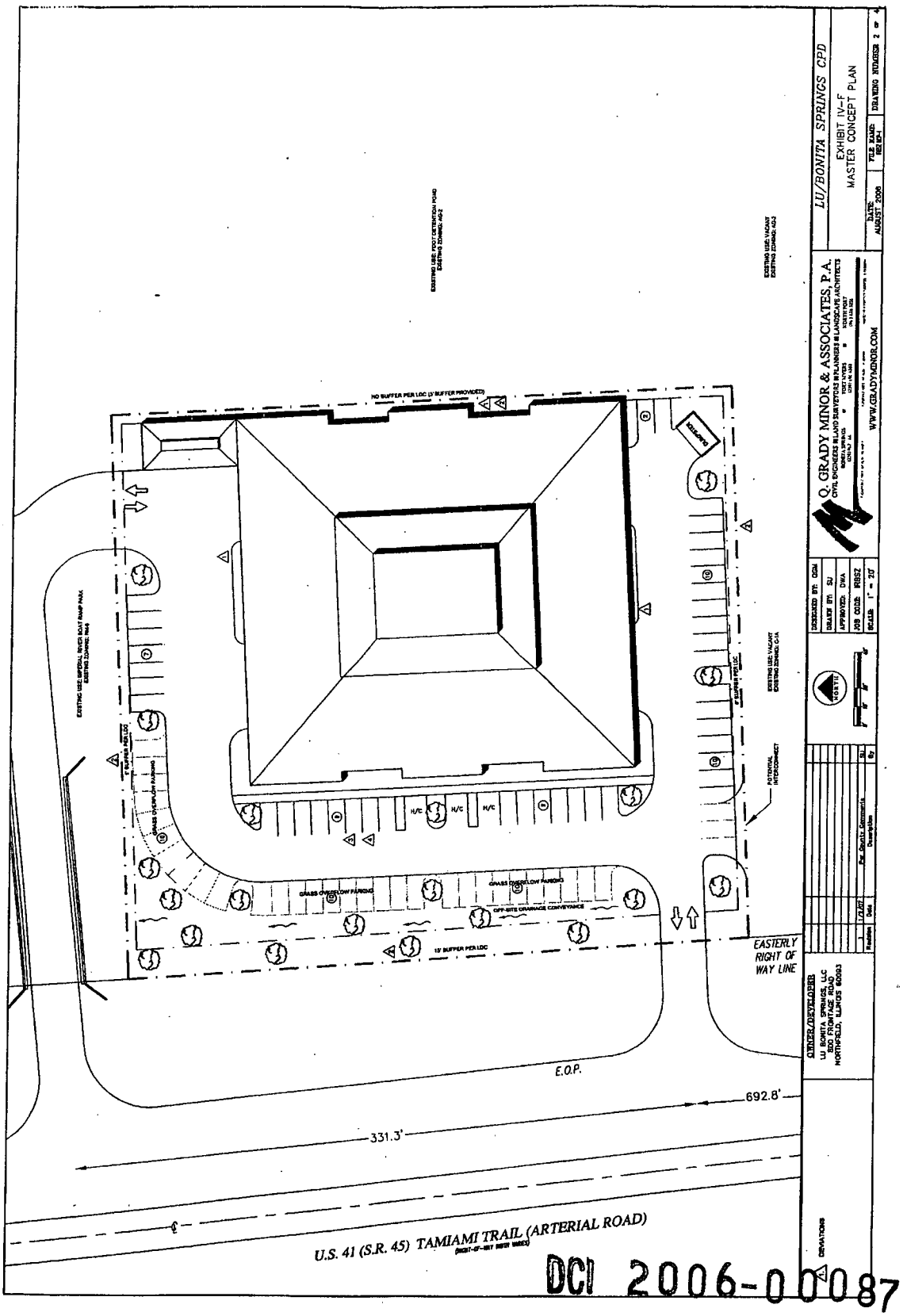
FIGURE 2



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LU BONITA SPRINGS CPD
SITE PLAN

TABLE 1

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Summary of Trip Generation Calculation
For 300 Berths of Marina
October 16, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.96	2.26	1.00	888
7-9 AM Peak Hour Enter	0.03	0.00	1.00	9
7-9 AM Peak Hour Exit	0.05	0.00	1.00	15
7-9 AM Peak Hour Total	0.08	0.00	1.00	24
4-6 PM Peak Hour Enter	0.11	0.00	1.00	33
4-6 PM Peak Hour Exit	0.08	0.00	1.00	24
4-6 PM Peak Hour Total	0.19	0.00	1.00	57
Saturday 2-Way Volume	3.22	2.64	1.00	966
Saturday Peak Hour Enter	0.12	0.00	1.00	36
Saturday Peak Hour Exit	0.15	0.00	1.00	45
Saturday Peak Hour Total	0.27	0.53	1.00	81

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

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LU BONITA SPRINGS CPD

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APPENDIX

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ROAD LINK VOLUMES Peak Direction of Flow													
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2005 100th HIGHEST HOUR		EST 2006 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
U.S. 41	COLLIER COUNTY LINE	BONITA BEACH RD. (C.R. 865)	6LD	E	2920	B	1,707	B	1,720	B	1,794	6 Ln under construction	29500
U.S. 41	BONITA BEACH RD. (C.R. 865)	W. TERRY ST.	6LD	E	2920	B	1,902	B	1,902	B	1,902	6 Ln under construction	29600
U.S. 41	W. TERRY ST.	OLD 41	6LD	E	2920	B	1,647	B	1,917	B	1,966	6 Ln under construction	29700
U.S. 41	OLD 41	CORKSCREW RD.	6LD	E	2920	B	1,964	C	2,597	D	2,894	Three Oaks ext funded in 05/06 Sandy Lane ext. under const.	29800
U.S. 41	CORKSCREW RD.	SANIBEL BLVD.	4LD	E	2110	B	1,799	B	1,808	B	1,814	6 Ln funded in 10/11 by FDOT Three Oaks 4 Ln funded in 05/06	29900
U.S. 41	SANIBEL BLVD.	ALICO RD.	6LD	E	3170	B	1,847	B	1,894	B	2,093	Three Oaks 4 Ln funded in 05/06	30000
U.S. 41	ALICO RD.	ISLAND PARK RD.	6LD	E	3170	B	2,432	B	2,440	B	2,491		30100
U.S. 41	ISLAND PARK RD.	BRIARCLIFF RD.	6LD	E	3170	B	2,449	B	2,517	B	2,557		30200
U.S. 41	BRIARCLIFF RD.	SIX MILE CYPRESS PKWY.	6LD	E	3170	B	2,518	B	2,518	B	2,518		30300
U.S. 41	SIX MILE CYPRESS PKWY.	DANIELS RD.	6LD	E	2690	E	1,788	E	1,809	E	1,980	Plantation 4 Ln proposed in 10/11 Summerlin 6 Ln proposed in 07/08	30400
U.S. 41	DANIELS RD.	COLLEGE PKWY.	6LD	E	2690	E	2,213	E	2,214	E	2,222	Constrained v/c=0.82 Summerlin 6 Ln proposed in 07/08	30500
U.S. 41	COLLEGE PKWY.	SOUTH RD.	6LD	E	2690	E	2,514	E	2,517	E	2,517	Constrained v/c=0.93 Summerlin 6 Ln proposed in 07/08	30600
U.S. 41	SOUTH RD.	BOY SCOUT DR.	6LD	E	2690	E	2,284	E	2,284	E	2,301	Constrained v/c=0.85 Summerlin 6 Ln proposed in 07/08	30700

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PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	Daily Traffic Volume (AADT) 1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	NOTE	PERM-ANENT STATION
SUNRISE BLVD	E OF BELL BLVD	480	F		200	200	300	200	200	300	300		600		6
SUNSHINE BLVD	N OF IMMOKALEE RD	413	E	700	1000	1300	1100	1200	1300	1000	1800	2800	3800		22
	N OF LEE BLVD (CR 884)	412	F	1600	2300	3000	2800	3100	3400	5000	4600	5600	9300		22
	N OF W 12TH ST	479	F		700	2400	2500	2300	N/A	2900	3400	4000	7000		22
TAMIAMI TRAIL - SEE US 41 OR BUSINESS US 41															
THREE OAKS PKWY	S OF CORKSCREW RD	525	H							8400	10700	12500	11600		15
	N OF CORKSCREW RD	415	H	3000	4000	4500	5600	5900	7200	8500	11100	12700	12900		15
	S OF ALICO RD	414	H	4200	5000	5100	5700	5600	5700	6400	6300	7800	7200		25
TICE ST	W OF ORTIZ AV	417	A	3400	3400	3000	4000	3700	4100	4000	3300	3700	4200		5
	W OF I 75	416	E	2500	2400	2200	2300	2400	2500	2100	2600	2400	2800		5
TREELINE AVE	S OF DANIELS PKWY	502	E		900	900	2200	2600	2900	2700	2200		10400		48
	N OF AIRPORT TERMINAL	61	E										16200	5	
	S OF MIDFIELD TERMINAL	60	E										19000	5	
12 ST W	E OF GUNNERY RD	472	F		1800	3000	2100		1800	2500	2700	3000	4100		22
23RD ST SW	E OF GUNNERY RD	469	F		4300	5100	2900	3400	4600	4900	5100	7800	8400		22
US 41 (SR 45)	N OF COLLIER CO LINE	23	H	24200	28000	27400	28800	30700	31300	34000	35300	U/C	U/C	1	
	N OF BONITA BEACH RD	437	H	31700	33400	34500	36400	35700	39900	43900	42100	U/C	U/C	1	23
	N OF WEST TERRY ST	433	H	27500	29000	29200	30200	32500	35500	38200	38000	U/C	U/C	1	25
	N OF OLD 41	436	H	30600	30700	30100	32900	31600	30800	43100	N/A	U/C	45300		25
	S OF HICKORY DR	25	H	29400	29400	27100	29000	31500	35100	N/A	37700	40800	41500		
	N OF SANIBEL BLVD	424	H	28900	28800	25700	27700	30400	34400	34700	40100	42500	42600		25
	N OF ALICO RD	420	G	40300	41200	39400	41300	41100	48500	47800	52500	58700	56100		25
	N OF ISLAND PARK RD	434	G	44200	42800		42500	41700	48800	48600	54700	55900	56500		25
	N OF JAMAICA BAY WEST	435	G	51100	52700		49000	48400	58900	52700	63700	66800	66900		25
	N OF SIX MILE CYPRESS PKW	418	G	43200	39900			35700	38300	41100	43500	47100	47500		9

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PERMANENT COUNT STATION 23
US 41 NORTH OF COLLIER CO. LINE
2003 AADT = 35300

K factor=0.093

1. Monthly ADT as a % of Annual ADT

January	112
February	119
March	118
April	108
May	94
June	89
July	87
August	87
September	86
October	99
November	98
December	103

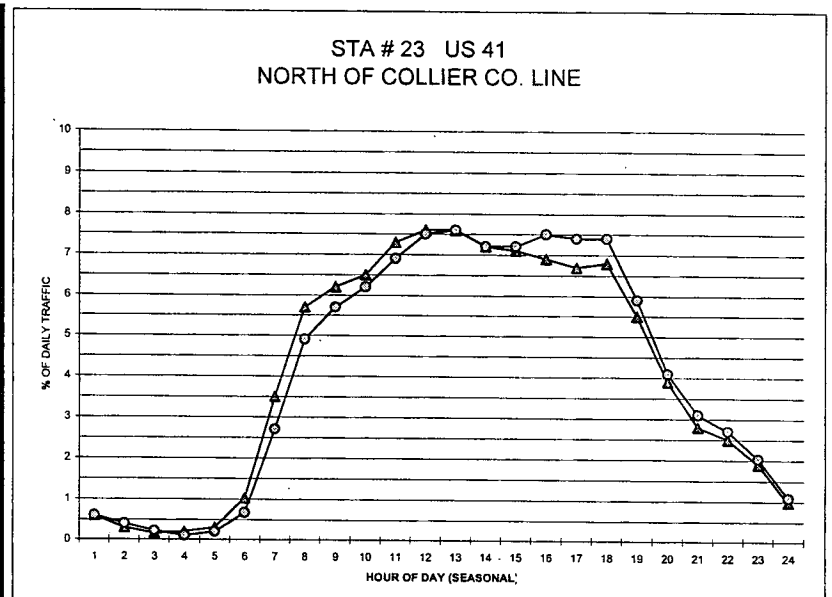
2. Day of Week ADT as % of Annual ADT

Monday	104
Tuesday	110
Wednesday	108
Thursday	107
Friday	112
Saturday	89
Sunday	70

3. Peak Flow Characteristics

	Non-Season	Season
a) Peak Flow between 7 am and 9 am		
(1) as a % of weekday traffic	6	6
(2) directional Split	53 % SB 47 % NB	53 % SB 47 % NB
b) Peak Flow between 4 pm and 6 pm		
(1) as a % of weekday traffic	7	7
(2) directional Split	47 % SB 53 % NB	48 % SB 52 % NB

NOTE: THE USUAL PEAK PERIODS, 7-9 & 4-6, MAY NOT BE THE ACTUAL PEAKS AT THIS STATION, CHECK THE GRAPHS



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LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2004 DATA)

OAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
UMMERLIN RD	McGREGOR BLVD	SAN CARLOS BLVD	4	2.2	4LD	830	1,860	2,020	2,050	2,050	1,600	3,580	3,880	3,940	3,940
	SAN CARLOS BLVD	PINE RIDGE RD	4	0.5	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	PINE RIDGE RD	BASS RD	4	1.7	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	BASS RD	GLADIOLUS DR	4	1.8	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	GLADIOLUS DR	CYPRESS LAKE DR	4	1.8	4LD	0	1,180	1,870	1,960	1,960	0	2,320	3,660	3,840	3,840
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	COLLEGE PKWY	BOY SCOUT	4	1.9	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	BOY SCOUT	COLONIAL BLVD	1	1.1	4LD	0	0	0	640	1,890	0	0	0	1,250	3,700
UNSHINE BLVD	SR 82	LEE BLVD	3	3.6	2LN	110	220	370	590	960	180	370	620	980	1,600
	LEE BLVD	W 12TH ST	3	3.2	2LN	110	220	370	590	960	180	370	620	980	1,600
HREE OAKS PKWY	BONITA BEACH RD	CORKSCREW RD	4	11.7	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	CORKSCREW RD	SAN CARLOS BLVD	4	3.1	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	SAN CARLOS BLVD	ALICO RD	4	1.7	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
REELINE AVE	ALICO RD	DANIAL PKWY	3	3.8	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	DANIAL PKWY	COLONIAL BLVD	3	4.5	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
S 41	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	BONITA BEACH RD	TERRY ST	8	1.1	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	TERRY ST	OLD 41	8	2.3	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	OLD 41	CORKSCREW RD	8	3.5	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	CORKSCREW RD	BROADWAY	4	0.7	4LD	760	1,870	2,070	2,110	2,110	1,460	3,590	3,980	4,060	4,060
	BROADWAY	SANIBEL BLVD	4	1.9	4LD	760	1,870	2,070	2,110	2,110	1,460	3,590	3,980	4,060	4,060
	SANIBEL BLVD	ALICO RD	4	2.2	6LD	1,130	2,840	3,110	3,170	3,170	2,170	5,460	5,980	6,090	6,090
	ALICO RD	ISLAND PARK RD	4	1.0	6LD	1,130	2,840	3,110	3,170	3,170	2,170	5,460	5,980	6,090	6,090
	ISLAND PARK RD	JAMAICA BAY W.	4	1.6	6LD	1,130	2,840	3,110	3,170	3,170	2,170	5,460	5,980	6,090	6,090
	JAMAICA BAY W.	SIX MILE PKWY	4	0.5	6LD	1,130	2,840	3,110	3,170	3,170	2,170	5,460	5,980	6,090	6,090
	SIX MILE PKWY	ANDREA LN	4	0.5	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	ANDREA LN	DANIELS PKWY	4	0.8	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	DANIELS PKWY	COLLEGE PKWY	4	0.7	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	COLLEGE PKWY	SOUTH RD	4	1.4	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	SOUTH RD	BOY SCOUT RD	4	0.4	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	BOY SCOUT RD	NORTH AIRPORT RD	1	0.8	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	NORTH AIRPORT RD	COLONIAL BLVD	1	0.2	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	FORT MYERS CITY LIMIT	NORTH KEY DR	1	0.4	4LD	0	1,250	2,550	2,700	2,820	0	2,040	4,170	4,420	4,620
	NORTH KEY DR	HANCOCK BRIDGE PKWY	2	0.7	4LD	0	1,250	2,550	2,700	2,820	0	2,040	4,170	4,420	4,620
	HANCOCK BRIDGE PKW	PONDELLA RD	2	0.3	4LD	0	0	900	1,790	1,920	0	0	1,480	2,930	3,140
	PONDELLA RD	SR 78	2	1.3	4LD	0	0	900	1,790	1,920	0	0	1,480	2,930	3,140
	SR 78	LITTLETON RD	2	1.0	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270
	LITTLETON RD	BUS 41	2	1.2	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270
	BUS 41	DEL PRADO BLVD	2	0.8	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270
	DEL PRADO BLVD	TRAIL DAIRY	2	0.8	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270
	TRAIL DAIRY	CHARLOTTE CO. LINE	2	2.6	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270

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DCI 2006-00087

LockUp Bonita
Summary of Trip Generation Calculation
For 15 T.G.L.A. of Shopping Center
January 03, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	42.94	21.38	1.00	644
7-9 AM Peak Hour Enter	0.63	0.00	1.00	9
7-9 AM Peak Hour Exit	0.40	0.00	1.00	6
7-9 AM Peak Hour Total	1.03	1.40	1.00	15
4-6 PM Peak Hour Enter	1.80	0.00	1.00	27
4-6 PM Peak Hour Exit	1.95	0.00	1.00	29
4-6 PM Peak Hour Total	3.75	2.75	1.00	56
Saturday 2-Way Volume	49.97	22.62	1.00	750
Saturday Peak Hour Enter	2.58	0.00	1.00	39
Saturday Peak Hour Exit	2.39	0.00	1.00	36
Saturday Peak Hour Total	4.97	3.11	1.00	75

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

DCI 2006-00087

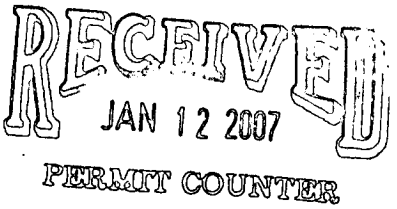
RECEIVED
JAN 12 2007
PERMIT COUNTER

LockUp Bonita
Summary of Trip Generation Calculation
For 25 Th.Gr.Sq.Ft. of General Office Building
January 03, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	11.01	6.13	1.00	275
7-9 AM Peak Hour Enter	1.36	0.00	1.00	34
7-9 AM Peak Hour Exit	0.19	0.00	1.00	5
7-9 AM Peak Hour Total	1.55	1.39	1.00	39
4-6 PM Peak Hour Enter	0.25	0.00	1.00	6
4-6 PM Peak Hour Exit	1.24	0.00	1.00	31
4-6 PM Peak Hour Total	1.49	1.37	1.00	37
Saturday 2-Way Volume	2.37	2.08	1.00	59
Saturday Peak Hour Enter	0.22	0.00	1.00	6
Saturday Peak Hour Exit	0.19	0.00	1.00	5
Saturday Peak Hour Total	0.41	0.68	1.00	10

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS



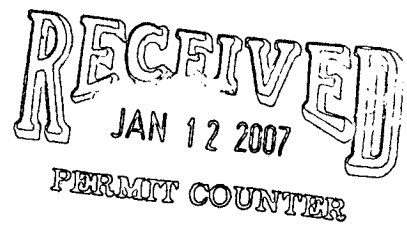
DCI 2006-00087

LockUp Bonita
Summary of Trip Generation Calculation
For 110 Th.Gr.Sq.Ft. of Mini-Warehouse
January 03, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.50	1.78	1.00	275
7-9 AM Peak Hour Enter	0.09	0.00	1.00	10
7-9 AM Peak Hour Exit	0.06	0.00	1.00	7
7-9 AM Peak Hour Total	0.15	0.39	1.00	17
4-6 PM Peak Hour Enter	0.13	0.00	1.00	14
4-6 PM Peak Hour Exit	0.13	0.00	1.00	14
4-6 PM Peak Hour Total	0.26	0.52	1.00	29
Saturday 2-Way Volume	2.33	1.69	1.00	256
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.40	0.64	1.00	44

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

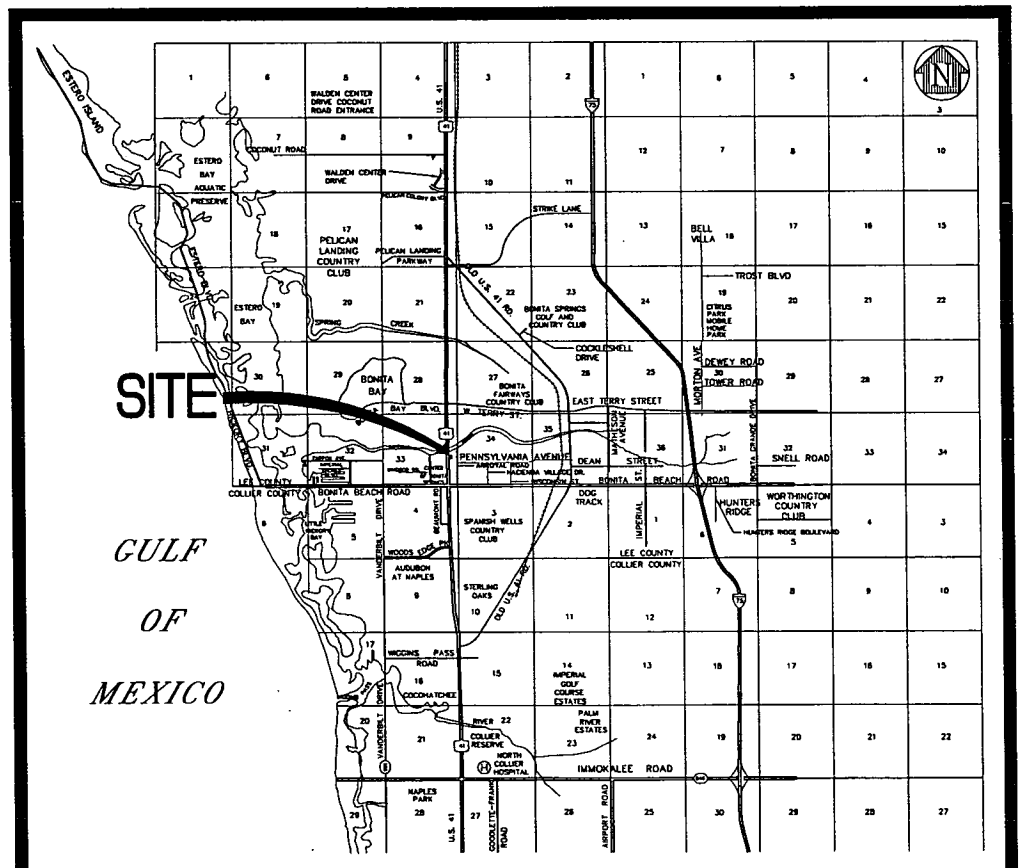


DCI 2006-00087

LU/BONITA SPRINGS CPD

LOCATED IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

RECEIVED
JAN 12 2007
PERMIT COUNTER



LOCATION MAP

OWNER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWINGS
2.	MASTER CONCEPT PLAN
3.	MASTER CONCEPT PLAN GENERAL NOTES
4.	AERIAL

EXHIBIT II-D

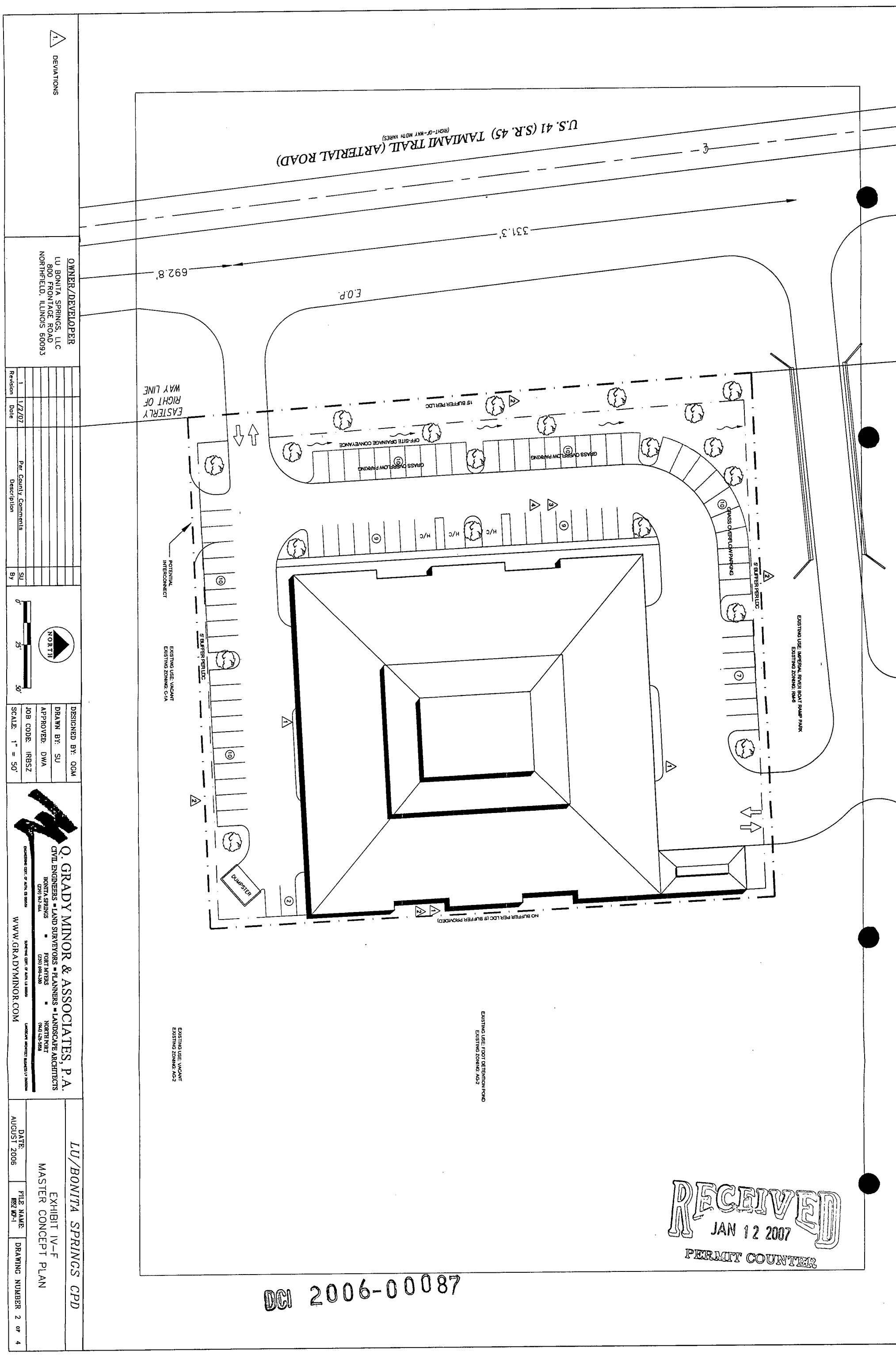
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS ▪ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ▪ FORT MYERS (239) 690-4380 ▪ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 0005551 SURVEYING CERT. OF AUTH. LB 0005551 LANDSCAPE ARCHITECT BUSINESS LV 26000296
WWW.GRADYMINOR.COM

DESIGN BY: SJU
DRAWN BY: SJU
APPROVED: DWA
DATE: AUGUST 2006
REVISION DATE: JANUARY 2007
FILE NAME: IRBSZ MCP-1
DRAWING NUMBER: 1 OF 4

DCI 2006-00087

G:\PROJ - PLANNING DWGS\LU BONITA SPRINGS CPD\IRBSZ MCP-1.dwg, COVER (1), 1/9/2007 3:42:13 PM

G:\PROJ - PLANNING DWGS\LU BONITA SPRINGS CPD\IRBSZ MCP-1.dwg, MCP (11x17), 1/9/2007 3:41:46 PM



1. DEVIATIONS

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
1	1/2/07	Per County Comments	SU

NORTH

0' 25' 50'

DESIGNED BY:	QGM
DRAWN BY:	SU
APPROVED:	DWA
JOB CODE:	IRBSZ
SCALE:	1" = 50'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS ▪ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ▪ FORT MYERS (239) 690-4380 ▪ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 00004 SURVEYING CERT. OF AUTH. LB 00004 LANDSCAPE ARCHITECT BUSINESS LC 26000284
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LU/BONITA SPRINGS CPD

EXHIBIT IV-F
MASTER CONCEPT PLAN

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBSZ MCP-1	2 OF 4

RECEIVED
JAN 12 2007
PERMIT COUNTER

DCI 2006-00087

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE, MAXIMUM 300)
MINI-WAREHOUSES (INDOOR SELF STORAGE, MAXIMUM 1,000 STORAGE UNITS)
OFFICE, GENERAL
RETAIL, SPECIALTY (GROUPS 1-4)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
STRAP NUMBERS:	01-48-25-B1-00002.0040
ADDRESS:	27661 SOUTH TAMIAMI TRAIL
TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)
OPEN SPACE	
REQUIRED:	0.45± ACRES (20%) 2.25 AC. X 20% = 0.45 ACRES
PROVIDED:	0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)	

DEVELOPMENT STANDARDS

MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET (BOAT STORAGE), 45 FEET MINI WAREHOUSE (INDOOR SELF STORAGE), 35 FEET OFFICE OR RETAIL
MAXIMUM LOT COVERAGE:	80%
MAXIMUM BUILDING AREA:	
INDOOR STORAGE/BOAT STORAGE	110,000 SQUARE FEET
OFFICE	25,000 SQUARE FEET
RETAIL	15,000 SQUARE FEET

SETBACKS

	PROPOSED
NORTH	15'
SOUTH	25'
EAST	5'
WEST	25'

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO TEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW THE REQUIRED PLANT MATERIAL ON THE NORTH, EAST AND SOUTH SIDES TO BE DISPLACED TO THE WESTERN BUILDING AREA, AND TO PERIMETER LANDSCAPE BUFFERS FOR THE INDOOR SELF STORAGE OR BOAT STORAGE FACILITY ONLY.

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A FIVE-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 15-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2020(3)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

DEVIATION 4: FROM SECTION 34-2020(3)(J) WHICH REQUIRES ONE PARKING SPACE PER FOUR DRY BOAT STORAGE STALLS TO ALLOW ONE PARKING SPACE PER 12 DRY BOAT STORAGE STALLS AND UP TO 30 STABILIZED GRASS PARKING SPACES.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.
2. LEE TRAN ROUTE 150 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.

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PERMIT COUNTER

DCI 2006-00087

LEGAL DESCRIPTION:

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

OWNER/DEVELOPER
LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
1	1/2/07	Per County Comments	SU

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: N.T.S.

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS ▪ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ▪ FORT MYERS (239) 690-4300 ▪ NORTH PORT (941) 429-5858
ENGINEERING CERT. OF AUTH. EB 0005511 SURVEYING CERT. OF AUTH. LB 0005511 LANDSCAPE ARCHITECT BUSINESS LV 26000266
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV-F
MASTER CONCEPT PLAN
GENERAL NOTES

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBSZ MCP-1	3 OF 4

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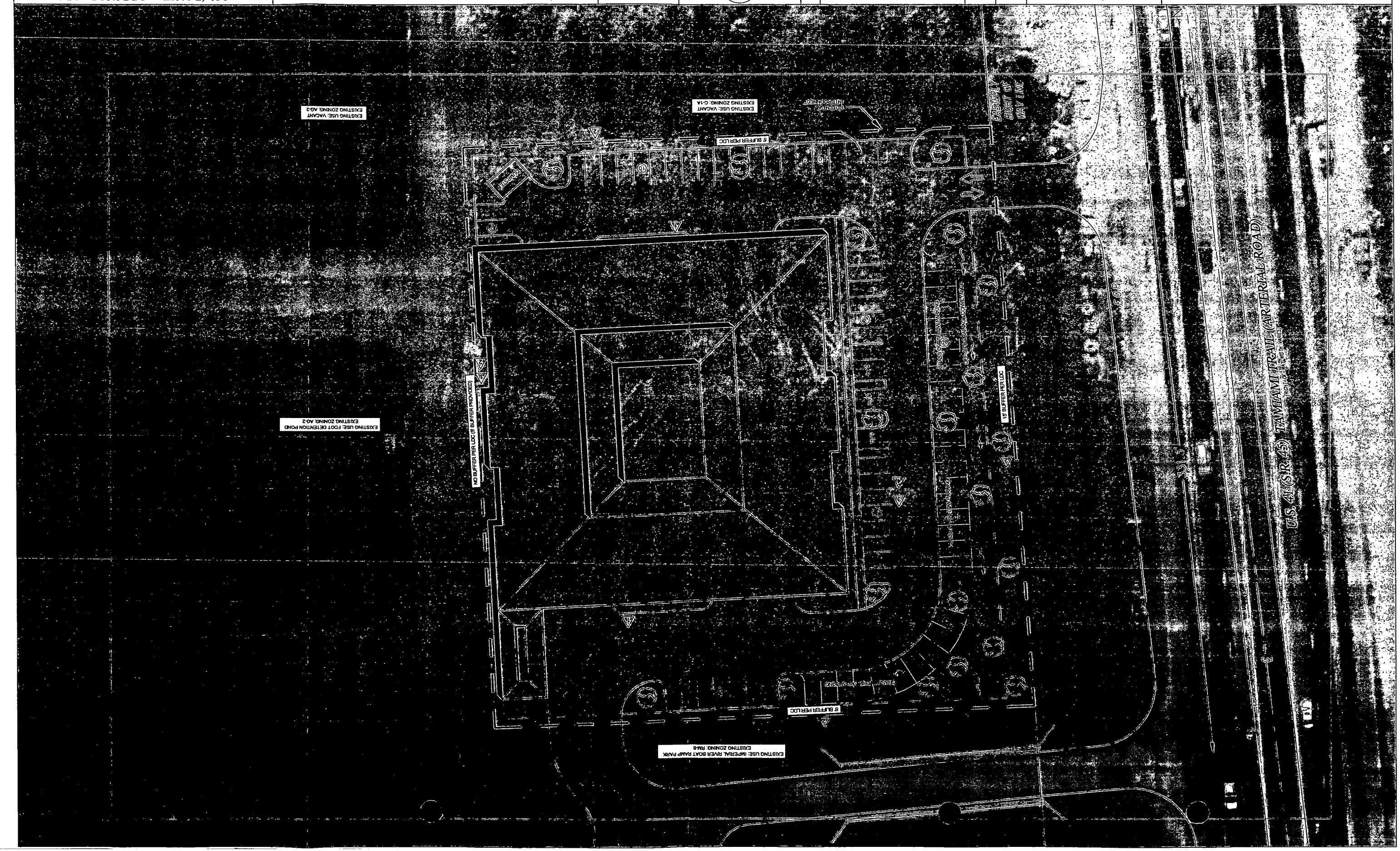

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	OWNER/DEVELOPER LU/BONITA SPRINGS, LLC 800 FRONTAGE ROAD NORTHFIELD, ILLINOIS 60093	Revision	Date	Description	By

NORTH

0' 25' 50'

DESIGNED BY:	OGM
DRAWN BY:	SU
APPROVED:	DWA
JOB CODE:	IRBSZ
SCALE:	1" = 50'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS ▪ LANDSCAPE ARCHITECTS
BONITA SPRINGS ▪ FORT MYERS ▪ NORTH PORT
(239) 947-1144 (239) 690-1240 (941) 426-5858
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV-N
AERIAL

DATE:	FILE NAME:	DRAWING NUMBER 4 OF 4
AUGUST 2006	RBZ MCP-1	

Q. GRADY MINOR & ASSOCIATES, P.A.
Civil Engineers ■ Land Surveyors ■ Planners ■ Landscape Architects

MARK W. MINOR, P.E.
JOSHUA R. EVANS, P.E.
MICHAEL T. HERRERA, P.E.
DAVID W. SCHMITT, P.E.
MICHAEL J. DELATE, P.E.
ELIZABETH A. FOUNTAIN, P.E.

D. WAYNE ARNOLD, A.I.C.P.
STEPHEN V. BURGESS, P.S.M.
JUAN A. ARAQUE, P.S.M.
KEITH A. STEPHENSON, P.S.M.
HEIDI K. WILLIAMS, A.I.C.P.
KENNETH W. PAHUTSKI
PAMELA M. HYYTI

November 7, 2007

Mr. Joshua Philpott
Senior Planner
Lee County Zoning Division
1500 Monroe Street
Ft. Myers, Fl 33902

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NOV 07 2007
COMMUNITY DEVELOPMENT
DCI 2006-00087

Re: LU Bonita Springs; DCI 2006-00087

Dear Mr. Philpott:

We are submitting revised materials for the LU Bonita Springs CPD in response to comments received from City Transportation staff. We have revised our request to eliminate the parking deviation related to the dry boat storage component of the project. We will provide the required parking for the dry boat storage at the present City of Bonita Springs parking standard of one space per four boat storage spaces. The master concept plan generally identifies the on-site parking, and we will continue to provide the stabilized grass parking spaces to accommodate some of the automobile parking associated with the dry boat storage use. These spaces will not be utilized for boat trailer parking or storage. Storage of boats and boat trailers will be accommodated within the boat storage building.

With regard to project access, the applicant will locate the single project access to U.S. 41 near the southern property boundary. We have committed to staff that a cross access easement will be provided to the property owner immediately south of the LU Bonita Springs CPD so that a shared driveway and interconnection between the two properties will be provided. Staff suggested the need to perform an intersection analysis for the project if the project exceeds 100 peak hour trips. Based on our meeting with staff, we understand that this will be a zoning condition and any intersection analysis would be performed as part of the development order review process.

We believe that the elimination of the deviation and our agreement to provide the project access and interconnection at our southern property boundary address the remaining staff comments. We have provided a courtesy copy of the resubmittal directly to the City of Bonita Springs for their review.

(239) 947-1144 ■ FAX (239) 947-0375 ■ Web Site: www.gradyminor.com
3800 Via Del Rey ■ Bonita Springs, Florida 34134-7569
EB 0005151 ■ LB 0005151 ■ LC 26000266

At your earliest convenience, please let us know the potential hearing date for the required Bonita Springs Zoning Board. Please contact either Neale Montgomery at 336-6235 or me if you have any questions.

Sincerely,

D. Wayne Arnold, AICP

Cc: Robert Soudan, Sr.
Neale Montgomery
Mohsen Salehi
Barbara Barnes Buchannan

DCI 2006-00087

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LU/BONITA SPRINGS CPD
DCI2006-00087

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PERMIT COUNTER

Schedule IV-H
Schedule of Deviations and Justifications

Deviation 1:

From Section 3-416(B) which requires building perimeter landscape plantings equal to ten percent of the building footprint abutting all sides of the building to allow a portion of the required plant material on the north, west and south sides of the self storage and boat storage buildings to be displaced as shown on the conceptual landscape and open space plan. Where building ingress and egress points prohibit landscape material installation the total perimeter planting area provided shall equal 10% of the building footprint. This deviation is applicable only for the indoor self storage or boat storage facility uses. (Please refer to calculation on the conceptual landscape and open space plan).

Justification 1:

DCI 2006-00087

The proposed indoor self storage and boat storage facility will be a covered building with wide loading areas on both the north and south sides. This structure greatly reduces the building perimeter area available for landscape planting material. Approval of the deviation request would allow some of the plants normally located next to the building on the north and south sides to be moved to the building perimeter planting area on the west side of the building. Building perimeter plantings are intended to soften the effect of the structure. This will still occur in the front of the building and between the loading areas on the sides. However, the plant material will be displaced to enhance the landscaping that will be visible to the public. This deviation request poses no danger to the health, safety or welfare of the public. In fact, it better meets the intention of the Code by softening the visible part of the project.

Deviation 2:

From Sections 34-935(b)(1)b and 34-935(b)(1)e which provide for minimum building setbacks from property boundaries to allow a 10-foot setback from the eastern property line, a 20-foot setback from the northern property line and a 25-foot setback from the western and southern property lines.

Justification 2:

The Land Development Code contains perimeter setback requirements for planned developments based on the greater of half the building height, landscape buffer width and type of use. The over-ruling factor for each perimeter in this case is the proposed building height of 55 feet, which would trigger 27.5-foot setback requirements. Section 34-2192 indicates that an appropriate buffer width on an arterial road, such as U.S. 41, is 25 feet. For simplicity, that is the standard proposed for both the western and southern perimeters. The property south of the subject site is not yet developed, but is zoned for commercial use. East

of the subject site is the FDOT detention pond. Nothing will be developed here in the future and a ten-foot setback is proposed to move the building footprint as far from U.S. 41 as possible. On the north side, the only part of the proposed boat storage facility that is not able to meet the LDC setback requirements is the office. This part of the structure is fifteen feet from the property line. If not for the overall building height, fifteen feet would have been a Code-compliant development standard. Since the office will not be as tall as the rest of the building the deviation request is reasonable. Reduction of the setbacks poses no threat to public health, safety or welfare.

Deviation 3:

From Section 34-2020(3)(g) which requires mini-warehouses to provide one parking space per 25 storage units to allow provision of one parking space per 100 storage units.

Justification 3:

The applicant operates a national mini-warehouse business that departs from the traditional style of the storage industry. Instead of low-profile, external access, industrial-looking buildings, the intended development would appear much like an office building on the primary façade. In addition to changes in the look of storage facilities, the applicant provides a range of unit sizes, some of which are much smaller than those provided by traditional mini-warehouse facilities. The applicant has found that customers utilize smaller units and access them infrequently. Due to these factors it is appropriate to modify the parking requirement from one space per 25 units to one space per 100 storage units. This is a standard that has been deemed to be appropriate in other locations owned by the applicant, and has been utilized by the American Planning Association in a Planning Advisory Report. A copy of this report has been included for reference.

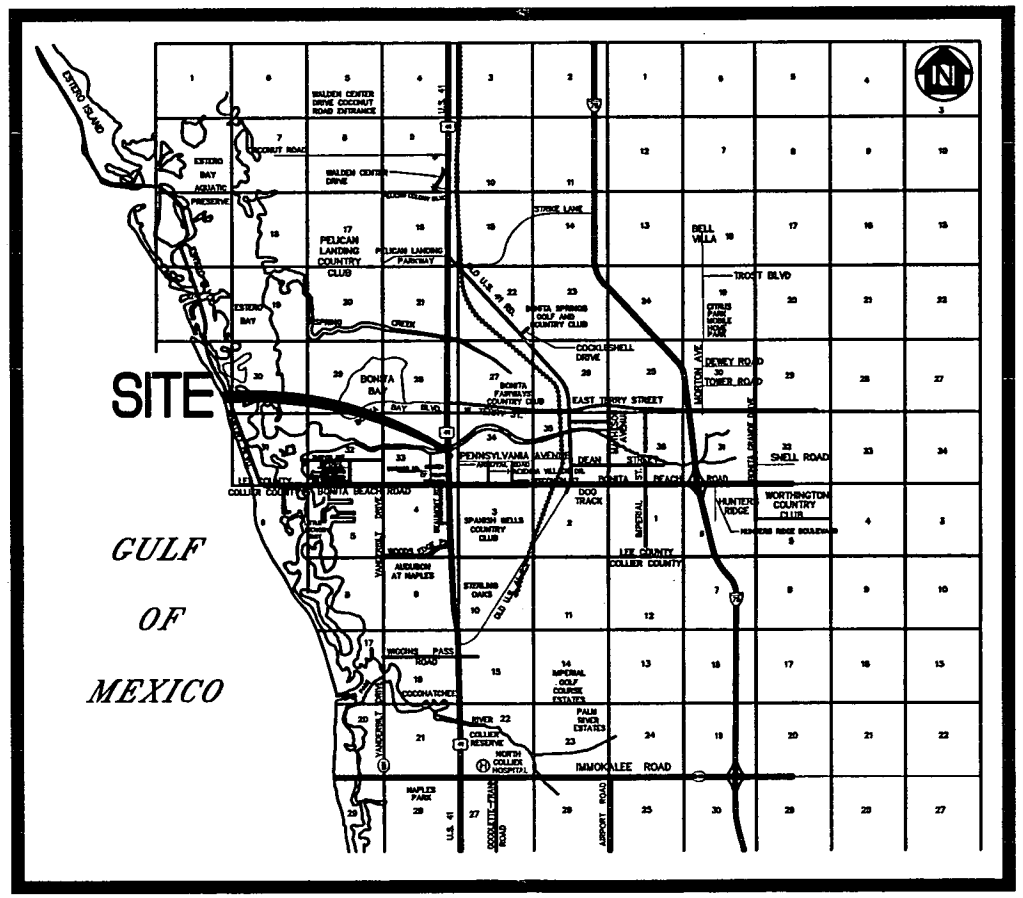
DCI 2006-00087

RECEIVED
NOV 07 2007
PERMIT COUNTER

LU/BONITA SPRINGS CPD

LOCATED IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

RECEIVED
NOV 07 2007
PERMIT COUNTER



LOCATION MAP

OWNER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWINGS
2.	MASTER CONCEPT PLAN
3.	CONCEPTUAL SURFACE WATER MANAGEMENT PLAN
4.	GENERAL NOTES
5.	AERIAL
6.	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-4380 ■ NORTH PORT (941) 426-5858
WWW.GRADYMINOR.COM

EXHIBIT II-D
DCI2006-00087

DESIGN BY: SJU
DRAWN BY: SJU
APPROVED: DWA
DATE: AUGUST 2006
REVISION DATE: NOVEMBER, 2007
FILE NAME: IRBSZ MCP-3
DRAWING NUMBER: 1 OF 6

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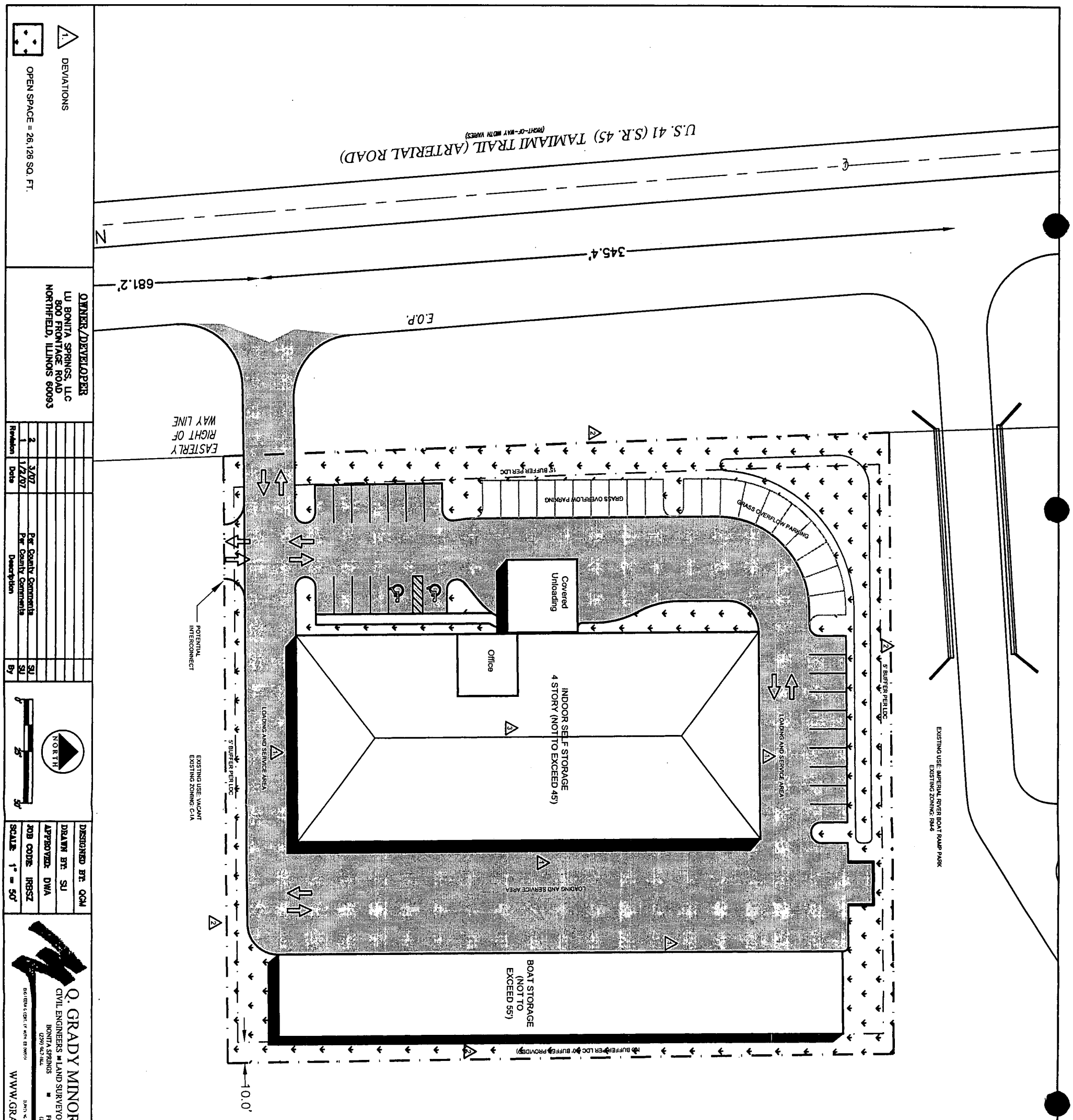


OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	By
1	3/07	SU
2	1/2/07	SU

G:\PROJ - PLANNING DWGS\LU BONITA SPRINGS CPD\IRBSZ MCP-3.dwg, 11/6/2007 9:05:41 AM, \\termserver3\Canon iR6570 PCL6

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

OVERFLOW CONTROL STRUCTURE
SPREADER SWALE
5' BUFFER PER LDC
CONTROL STRUCTURE
DRY DETENTION
GRASS OVERFLOW PARKING
LOADING AND SERVICE AREA
Covered Unloading
INDOOR SELF STORAGE
4 STORY (NOT TO EXCEED 45')
Office
DETENTION AREA
BOAT STORAGE (NOT TO EXCEED 55')
15' BUFFER PER LDC (TYP.)
LOADING AND SERVICE AREA
5' BUFFER PER LDC
POTENTIAL INTERCONNECT
EXISTING USE: VACANT
EXISTING ZONING: C-1A

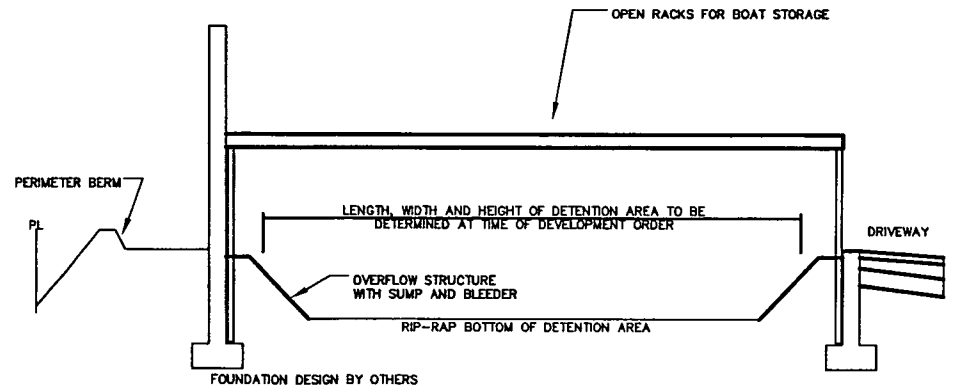
U.S. 41 (S.R. 45) TAMIAMI TRAIL (ARTERIAL ROAD)
(RIGHT-OF-WAY WIDTH VARIES)
E.O.P.
345.4'
681.2'
EASTERLY RIGHT OF WAY LINE
N

WATER MANAGEMENT NARRATIVE:

STORMWATER RUNOFF FROM THE DEVELOPED SITE WILL BE COLLECTED AND DIRECTED TO A DRY PRE-TREATMENT AREA. ONCE PRE-TREATMENT/WATER QUALITY VOLUMES ARE ACHIEVED, THE STORMWATER WILL OVERFLOW INTO AN UNDER BUILDING DETENTION AREA. THE UNDER BUILDING DETENTION WILL BE PROVIDED UNDER THE BOAT STORAGE BUILDING ONLY. THE BOAT STORAGE STRUCTURE WILL PROVIDE RACKED BOAT STORAGE AND WILL HAVE NO FLOOR. THE BUILDING WILL BE ACCESSIBLE ALONG THE ENTIRE DRIVEWAY LENGTH (ON THE WEST SIDE OF THE BUILDING ON CURRENT PLAN). OFF-SITE DISCHARGE WILL BE CONTROLLED WITH A DRAINAGE STRUCTURE THAT DISCHARGES TO THE NORTH VIA AN ON-SITE SPREADER SWALE.

RECEIVED
NOV 07 2007
PERMIT COUNTER

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2



CROSS-SECTION
UNDER BUILDING DETENTION AREA
N.T.S.

EXISTING USE: VACANT
EXISTING ZONING: AG-2

DCI2006-00087

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 25' 50'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 50'

Q. GRADY MINOR & ASSOCIATES, P.A.
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WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV-1
CONCEPTUAL SURFACE WATER MANAGEMENT PLAN

DATE: AUGUST 2006 | FILE NAME: IRBSZ MCP-3 | DRAWING NUMBER 3 OF 6

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE, MAXIMUM 100)
MINI-WAREHOUSES (INDOOR SELF STORAGE, MAXIMUM 1,000 STORAGE UNITS)
OFFICE, GENERAL
RETAIL, SPECIALTY (GROUPS 1-4)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
STRAP NUMBERS:	01-48-25-B1-00002.0040
ADDRESS:	27661 SOUTH TAMIAMI TRAIL
TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)
OPEN SPACE	
REQUIRED:	0.45± ACRES (20%) 2.25 AC. X 20% = 0.45 ACRES
PROVIDED:	0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)	

DEVELOPMENT STANDARDS

MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET (BOAT STORAGE), 45 FEET MINI WAREHOUSE (INDOOR SELF STORAGE), 35 FEET OFFICE OR RETAIL
MAXIMUM LOT COVERAGE:	80%
MAXIMUM BUILDING AREA:	
INDOOR STORAGE / BOAT STORAGE	100,000 SQUARE FEET INDOOR SELF STORAGE AND 100 DRY BOAT STORAGE SPACES OR
OFFICE / RETAIL	25,000 SQUARE FEET*

*LIMITED TO A MAXIMUM OF 15,000 SQUARE FEET OF RETAIL

SETBACKS

	PROPOSED
NORTH	20'
SOUTH	25'
EAST	10'
WEST	25'

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO TEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW A PORTION OF THE REQUIRED PLANT MATERIAL ON THE NORTH, WEST AND SOUTH SIDES OF THE SELF STORAGE AND BOAT STORAGE BUILDINGS TO BE DISPLACED AS SHOWN ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN. WHERE BUILDING INGRESS AND EGRESS POINTS PROHIBIT LANDSCAPE MATERIAL INSTALLATION THE TOTAL PERIMETER PLANTING AREA PROVIDED SHALL EQUAL 10% OF THE BUILDING FOOTPRINT. THIS DEVIATION IS APPLICABLE ONLY FOR THE INDOOR SELF STORAGE AND BOAT STORAGE FACILITY USES. (PLEASE REFER TO CALCULATION ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN).

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A 10-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 20-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2020(3)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.
2. LEE TRAN ROUTE 150 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.
3. STABILIZED GRASS PARKING SHALL BE PERMITTED TO SATISFY BOAT STORAGE PARKING REQUIREMENTS.

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LEGAL DESCRIPTION:

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

DCI2006-00087

OWNER/DEVELOPER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
4	11/07	Revise Deviations	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: N.T.S.

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS ▪ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ▪ FORT MYERS (239) 690-4380 ▪ NORTH PORT (941) 426-5858
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LU/BONITA SPRINGS CPD

EXHIBIT IV-F
GENERAL NOTES

DATE: AUGUST 2006 | FILE NAME: IRSZ MCP-3 | DRAWING NUMBER 4 OF 6

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EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2

EXISTING USE: VACANT
EXISTING ZONING: C-1A

EXISTING USE: VACANT
EXISTING ZONING: AG-2

5' BUFFER PER LDC

5' BUFFER PER LDC & BUFFER PROVIDED

LOADING AND SERVICE AREA

OFFICE

BOAT STORAGE (NOT TO EXCEED 65')

U.S. 41 (S.R. 45) TAMIAMI TRAIL (ARTERIAL ROAD)

345.4'

681.2'

EOP

EASTERLY R/W LINE

DCI 2006-00087

DCI2006-00087	OWNER/DEVELOPER LU/BONITA SPRINGS, LLC 800 FRONTAGE ROAD NORTHFIELD, ILLINOIS 60093

DATE AERIAL FLOWN: JANUARY 2006

Revision	Date	Description	By
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH

0' 25' 50'

DESIGNED BY:	QGM
DRAWN BY:	SU
APPROVED:	DWA
JOB CODE:	IRBSZ
SCALE:	1" = 50'

Q. GRADY MINOR & ASSOCIATES, P.A.
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BONITA SPRINGS ■ FORT MYERS ■ NORTH PORT
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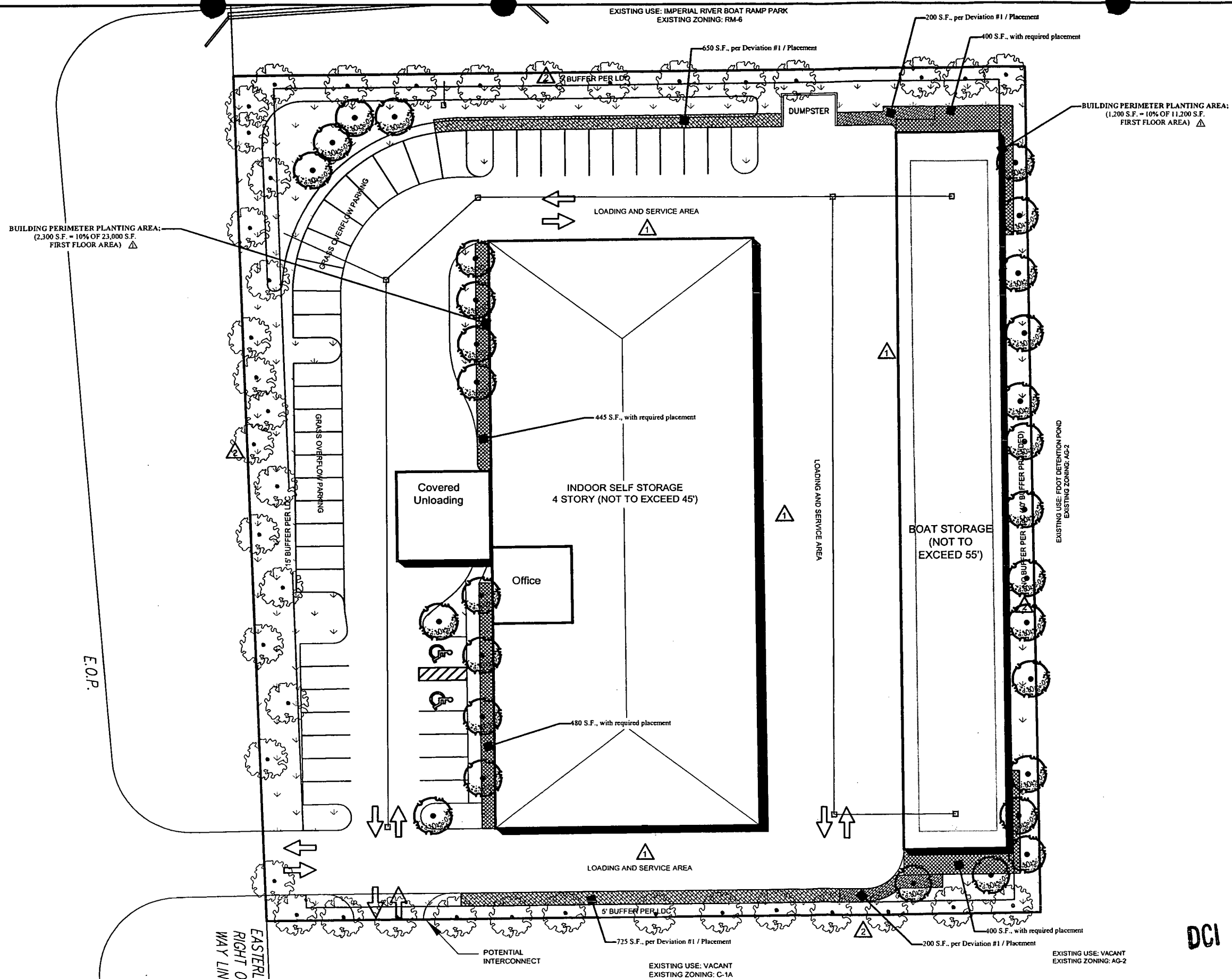
LU/BONITA SPRINGS CPD

EXHIBIT IV-N
AERIAL

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBSZ MCP-3	5 OF 6



LANDSCAPE CALCULATION TABLE:

BUFFERS:

NORTH: 300' TYPE 'A'- 12 TREES REQUIRED
EAST: N/A
SOUTH: 294' - TYPE 'A' - 12 TREES REQUIRED
WEST: 331' - TYPE 'D' - 17 TREES / CONTINUOUS HEDGE

⚠ BUILDING PERIMETER SUMMARY:

INDOOR S.S.
2,300 S.F. = 925 S.F., Adjacent
1,375 S.F., Displaced
BOAT STORAGE
1,200 S.F. = 800 S.F., Adjacent
400 S.F., Displaced
5' minimum width.

MINIMUM LANDSCAPE REQUIREMENTS:

ONE CANOPY TREE PER 3,500 S.F. OF DEVELOPED SITE AREA.
98,010 S.F. OF LOT AREA / 3,500 S.F. = 29 TREES REQUIRED

⚠⚠] Deviations per Master Concept Plan and listed on sheet 4 of 6

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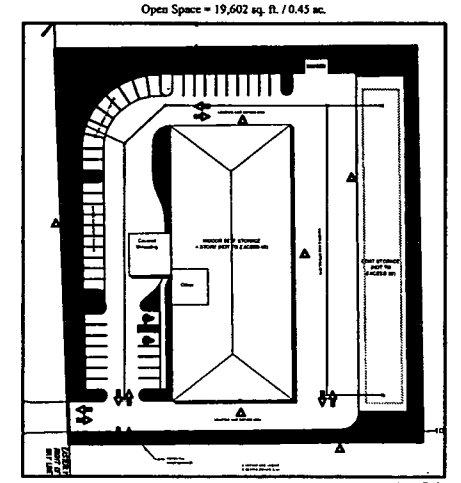

OPEN SPACE DIAGRAM

DCI 2006-00087

X:\[\IRBSZ-LU BONITA SPRINGS CPD\IRBSZ-LA2.dwg, 11/6/2007 9:27:14 AM, \\termserver34\Canon iR6570 PCL6

QGM DESIGN
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

Revision	Date	Description	By

DESIGNED BY: JSC
DRAWN BY: ESP
APPROVED: JSC
JOB CODE: IRBSZ
SCALE: 1" = 40'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS ▪ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ▪ FORT MYERS (239) 690-4500 ▪ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 0005951 SURVEYING CERT. OF AUTH. LB 0005104 LANDSCAPE ARCH. BUSINESS LC 26000294
WWW.GRADYMINOR.COM

NORTH

LU / BONITA SPRINGS CPD

EXHIBIT IV - F
CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

JEFFREY S. CURL, R.L.A., A.S.L.A.
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
FLORIDA LICENSE NUMBER LA6666769

MUNICIPALITY: CITY-OF-BONITA-SPRINGS
SUBMITTAL: CPD
DATE: MARCH, 2007
FILE NAME: IRBSZ-LA2
SHEET 6 OF 6

Q. GRADY MINOR & ASSOCIATES, P.A.

Civil Engineers ■ Land Surveyors ■ Planners ■ Landscape Architects

MARK W. MINOR, P.E.
MICHAEL T. HERRERA, P.E.
DAVID W. SCHMITT, P.E.
MICHAEL J. DELATE, P.E.
C. DEAN SMITH, P.E.
GARY J. GASPERINI, P.E.
WILSON A. GARCIA, P.E.

D. WAYNE ARNOLD, A.I.C.P.
STEPHEN V. BURGESS, P.S.M.
JUAN A. ARAQUE, P.S.M.
KEITH A. STEPHENSON, P.S.M.
KENNETH W. PAHUTSKI
JEFFREY S. CURL, ASLA, RLA
PAMELA M. HYYTI

July 3, 2007

RECEIVED
JUL 03 2007
3:35pm
COMMUNITY DEVELOPMENT

Josh Philpott
Senior Planner
Lee County Department of Community Development
Zoning Division
For the City of Bonita Springs
9101 Bonita Beach Road
Bonita Springs, Florida 34135

DCI 2006-00087

RE: LU Bonita Springs LLC; DCI2006-00087

Dear Mr. Philpott:

Enclosed, please find revised sets of the master concept plan for the project. These revisions have been made in response to our phone conversation in which you had deemed the project conditionally sufficient; however, you indicated that staff requested clarification as to whether the project would share the access to the Lee County Imperial Boat Ramp Park, and how the storm water management system would be designed for the project.

The revised master plans demonstrate a revised master plan for the project in which both indoor self storage and indoor boat storage are proposed for the site. A small amount of retail and office uses are proposed as an alternative to the indoor self storage and boat storage uses. Access to the site will be from a single access point on U.S. 41, located near the southernmost property boundary. The plan makes provision for an interconnection to the parcel to the south. No access is proposed to the County Park property.

The indoor boat storage component of the project has been reduced in size to permit a maximum of 100 boats, which would be stored on their own trailer within the boat storage building. The boat storage building would be designed to accommodate a dry detention water management area below the open racks of the boat storage facility, similar to that approved for other boat storage facilities permitted within Lee County. The conceptual detail of the overall water management system has been provided on a separate water management plan that has been incorporated into the master concept plan set.

The landscaping and open space plan have been revised to be consistent with the revised master concept plan; however, this plan continues to demonstrate the overall open space for the site, as well as the areas of the site in which the building foundation plantings will be accommodated as described in the requested deviation.

Dean Smith, P.E. has prepared a brief trip generation summary comparing the previous mix of uses to that shown on the revised master concept plan. The combination of indoor self storage and boat storage generates fewer peak hour trips than that for the 25,000 square feet of retail/office uses proposed and used in the TIS report previously provided. The summary also includes an updated LOS calculation for the project since a new Concurrency Report has been published since our previous submittals. We have provided these calculations for your files; but because the proposed vehicle trips remain within the thresholds which have been deemed consistent by the City's transportation consultant, we have not provided a new TIS for the project.

We understand that you are required to re-distribute the revised master plans for review. We believe that the changes address to the two areas in question after the last sufficiency review. If there are any comments or questions, please contact us as soon as possible so that we may address them immediately. Once you deemed the project sufficient, we would be glad to meet with you and any other staff to discuss substantive review comments prior to our scheduled public hearings.

Thanks for your assistance.

Sincerely,

FOR:

D. Wayne Arnold, AICP

cc: Robert A. Soudan, Sr.
Neale Montgomery

RECEIVED
JUL - 3 2007
COMMUNITY DEVELOPMENT

DCI 2006-00087

LU/BONITA SPRINGS CPD
DCI2006-00087

RECEIVED
JUL - 3 2007
COMMUNITY DEVELOPMENT

Schedule IV-H
Schedule of Deviations and Justifications

Deviation 1:

From Section 3-416(B) which requires building perimeter landscape plantings equal to ten percent of the building footprint abutting all sides of the building to allow a portion of the required plant material on the north, west and south sides of the self storage and boat storage buildings to be displaced as shown on the conceptual landscape and open space plan. Where building ingress and egress points prohibit landscape material installation the total perimeter planting area provided shall equal 10% of the building footprint. This deviation is applicable only for the indoor self storage or boat storage facility uses. (Please refer to calculation on the conceptual landscape and open space plan).

Justification 1:

The proposed indoor self storage and boat storage facility will be a covered building with wide loading areas on both the north and south sides. This structure greatly reduces the building perimeter area available for landscape planting material. Approval of the deviation request would allow some of the plants normally located next to the building on the north and south sides to be moved to the building perimeter planting area on the west side of the building. Building perimeter plantings are intended to soften the effect of the structure. This will still occur in the front of the building and between the loading areas on the sides. However, the plant material will be displaced to enhance the landscaping that will be visible to the public. This deviation request poses no danger to the health, safety or welfare of the public. In fact, it better meets the intention of the Code by softening the visible part of the project.

Deviation 2:

From Sections 34-935(b)(1)b and 34-935(b)(1)e which provide for minimum building setbacks from property boundaries to allow a 10-foot setback from the eastern property line, a 20-foot setback from the northern property line and a 25-foot setback from the western and southern property lines.

Justification 2:

DCI 2006-00087

The Land Development Code contains perimeter setback requirements for planned developments based on the greater of half the building height, landscape buffer width and type of use. The over-ruling factor for each perimeter in this case is the proposed building height of 55 feet, which would trigger 27.5-foot setback requirements. Section 34-2192 indicates that an appropriate buffer width on an arterial road, such as U.S. 41, is 25 feet. For simplicity, that is the standard proposed for both the western and southern perimeters. The property south of the subject site is not yet developed, but is zoned for commercial use. East

of the subject site is the FDOT detention pond. Nothing will be developed here in the future and a ten-foot setback is proposed to move the building footprint as far from U.S. 41 as possible. On the north side, the only part of the proposed boat storage facility that is not able to meet the LDC setback requirements is the office. This part of the structure is fifteen feet from the property line. If not for the overall building height, fifteen feet would have been a Code-compliant development standard. Since the office will not be as tall as the rest of the building the deviation request is reasonable. Reduction of the setbacks poses no threat to public health, safety or welfare.

Deviation 3:

From Section 34-2020(3)(g) which requires mini-warehouses to provide one parking space per 25 storage units to allow provision of one parking space per 100 storage units.

Justification 3:

The applicant operates a national mini-warehouse business that departs from the traditional style of the storage industry. Instead of low-profile, external access, industrial-looking buildings, the intended development would appear much like an office building on the primary façade. In addition to changes in the look of storage facilities, the applicant provides a range of unit sizes, some of which are much smaller than those provided by traditional mini-warehouse facilities. The applicant has found that customers utilize smaller units and access them infrequently. Due to these factors it is appropriate to modify the parking requirement from one space per 25 units to one space per 100 storage units. This is a standard that has been deemed to be appropriate in other locations owned by the applicant, and has been utilized by the American Planning Association in a Planning Advisory Report. A copy of this report has been included for reference.

Deviation 4:

From Section 34-2020(3)(j) which requires one parking space per 4 dry boat storage stalls to allow one paved parking space per 12 dry boat storage stalls. Up to 20 stabilized grass parking spaces shall be provided in addition to the paved parking spaces required.

Justification 4:

The proposed facility will provide dry boat storage adjacent to the Imperial River Boat Ramp Park. The collocation of these facilities will reduce the impact to the boat ramp parking. Boats and trailers are stored on dry racks in the enclosed building. Trailered boats may be taken off-site, while the storage facility will transport boats to the ramp and keep the trailer on-site. The proposed deviation is a national parking standard that is also utilized locally by a neighboring County. The applicant recognizes the distinct character of this property and proposes providing additional stabilized grass parking spaces to further reduce the total impervious area of the development.

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Trip Generation Summary
LU Bonita Springs CPD
DCI2006-00087

This summary provides a trip generation comparison for the current master plan for the project in which both indoor self storage and indoor boat storage are proposed for the site. The indoor boat storage component of the project has been reduced in size to permit a maximum of 100 boats, along with a maximum of 100,000 square feet of indoor self storage.

Trip Generation

The 7th Edition Trip Generation published by the Institute of Transportation Engineers (ITE) is used for trip generation calculations provided in this report. Land Use Code 151, Mini-Warehouse; Land Use Code 820, Shopping Center; Land Use Code 710, General Office Building; and Land Use Code 420, Marina are used for the proposed uses. The retail/office use generates more traffic, so it was used for the calculations in the previously provided TIS report. Please refer to the trip generation summaries included on the following pages.

The retail/office project would generate 754 average annual daily trips, with 31 trip ends in the AM peak hour and 71 trip ends during the PM peak hour. The self storage/boat storage project would generate 546 average annual daily trips, with 23 trip ends in the AM peak hour and 45 trip ends during the PM peak hour.

Level of Service Analysis

The expected buildout for this project is 2009. The 2007 100th highest hour volume for U.S. 41 at this location is 1,945. The growth rate used in the following calculations is 2.7%, based on growth for this link in the 2006 traffic count report (33,400 to 42,400 in 9 years). The LOS standard for this link is LOS E. The level of service analysis for U.S. 41 for the year following buildout is as follows:

U.S. 41 north of Bonita Beach Road – Projected Level of Service		
Year	100th Highest Hour Volume	Level of Service
Existing 2007	1,945	B
2010 Without Project	2,107	B
2010 With Project	2,146	B

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7/3/07

TABLE 1

LU/Bonita Springs CPD
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes
April 06, 2007

Land Use	Size	24 Hour Two-Way Volume	AM Pk Hour Enter	AM Pk Hour Exit	PM Pk Hour Enter	PM Pk Hour Exit
Shopping Center	15 T.G.L.A.	644	9	6	27	29
General Office Building	10 Th.Gr.Sq.Ft.	110	14	2	3	12
Total		754	23	8	30	41

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

DCI 2006-00087

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LU BONITA SPRINGS CPD

LU Bonita Springs CPD
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes
July 03, 2007

Land Use	Size	24 Hour Two-Way Volume	AM Pk Hour Enter	AM Pk Hour Exit	PM Pk Hour Enter	PM Pk Hour Exit
Mini-Warehouse	100 Th.Gr.Sq.Ft.	250	9	6	13	13
Marina	100 Berths	296	3	5	11	8
Total		546	12	11	24	21

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

DCI 2006-00087

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ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2006 100th HIGHEST HR		EST 2007 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,950	N/A	N/A	N/A	N/A	N/A	N/A	4 Ln under construction	28400
WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	900	B	523	B	553	B	563	4 Ln design proposed in 2011/12	28500
WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	900	B	557	B	557	B	557	4 Ln design proposed in 2011/12	28600
WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,610	D	840	D	840	D	990		28700
WINKLER RD	COLLEGE PKWY	McGREGOR BL	2LN	E	810	B	367	B	370	B	397		28800
WOODLAND BL	US 41	CHATHAM ST	2LU	E	860	C	335	C	335	C	335		28900
W 6th ST	WILLIAMS AVE	JOEL BL	2LU	E	860	C	197	C	197	C	197		29000
W 12th ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	C	309	C	334	C	334		29100
W 12th ST	SUNSHINE BL	WILLIAMS AVE	2LU	E	860	C	163	C	176	C	176		29200
W 12th ST	WILLIAMS AVE	JOEL BL	2LU	E	860	C	129	C	130	C	130		29300
W 14th ST	SUNSHINE BL	RICHMOND AVE	2LU	E	860	B	79	B	83	B	83		29400
US 41	COLLIER COUNTY LINE	BONITA BEACH RD	6LD	E	2,920	N/A	N/A	N/A	N/A	N/A	N/A		29500
US 41	BONITA BEACH RD	WEST TERRY ST	6LD	E	2,920	B	1,915	B	1,945	B	1,998		29600
US 41	WEST TERRY ST	OLD 41	6LD	E	2,920	N/A	N/A	N/A	N/A	N/A	N/A		29700
US 41	OLD 41	CORKSCREW RD	6LD	E	2,920	B	2,356	C	2,757	F	2,956	Three Oaks Ext under construction & Sandy Lane Ext under construction	29800
US 41	CORKSCREW RD	SANIBEL BL	4LD	E	2,110	C	1,914	C	1,976	D	2,107	6 Ln funded in 2010/11 by FDOT	29900
US 41	SANIBEL BL	ALICO RD	6LD	E	3,170	B	2,002	B	2,051	B	2,278		30000
US 41	ALICO RD	ISLAND PARK RD	6LD	E	3,170	B	2,559	B	2,605	B	2,617		30100
US 41	ISLAND PARK RD	JAMAICA BAY WEST	6LD	E	3,170	B	2,484	B	2,567	B	2,625		30200
US 41	JAMAICA BAY WEST	SIX MILE CYPRESS PKWY	6LD	E	3,170	B	2,457	B	2,464	B	2,506		30300
US 41	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,690	E	1,972	E	2,027	E	2,167	Metro 6 Ln funded by FDOT in 2011/12	30400
US 41	DANIELS PKWY	COLLEGE PKWY	6LD	E	2,690	E	2,303	E	2,303	E	2,311	Constrained v/c=0.82	30500
US 41	COLLEGE PKWY	SOUTH RD	6LD	E	2,690	E	2,458	E	2,461	E	2,475	Constrained v/c=0.93	30600
US 41	SOUTH DR	BOY SCOUT RD	6LD	E	2,690	E	2,288	E	2,295	E	2,298	Constrained v/c=0.85	30700
US 41	BOY SCOUT DR	NORTH AIRPORT RD	6LD	E	2,690	E	1,720	E	1,720	E	1,722	Constrained v/c=0.62	30800
US 41	NORTH AIRPORT RD	COLONIAL BL	6LD	E	2,690	E	1,900	E	1,900	E	1,900		30810
US 41	FOUNTAIN INTERCHANGE	NORTH KEY DR	4LD	E	2,820	C	2,349	C	2,352	C	2,352		30900
US 41	NORTH KEY DR	HANCOCK BRIDGE PKWY	4LD	E	2,820	C	2,515	C	2,515	C	2,527		31000
US 41	HANCOCK BRIDGE PKWY	PONDELLA RD	4LD	E	1,920	D	1,788	D	1,788	D	1,788		31100
US 41	PONDELLA RD	PINE ISLAND RD (SR 78)	4LD	E	1,920	D	1,453	D	1,469	D	1,469		31200

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-68-
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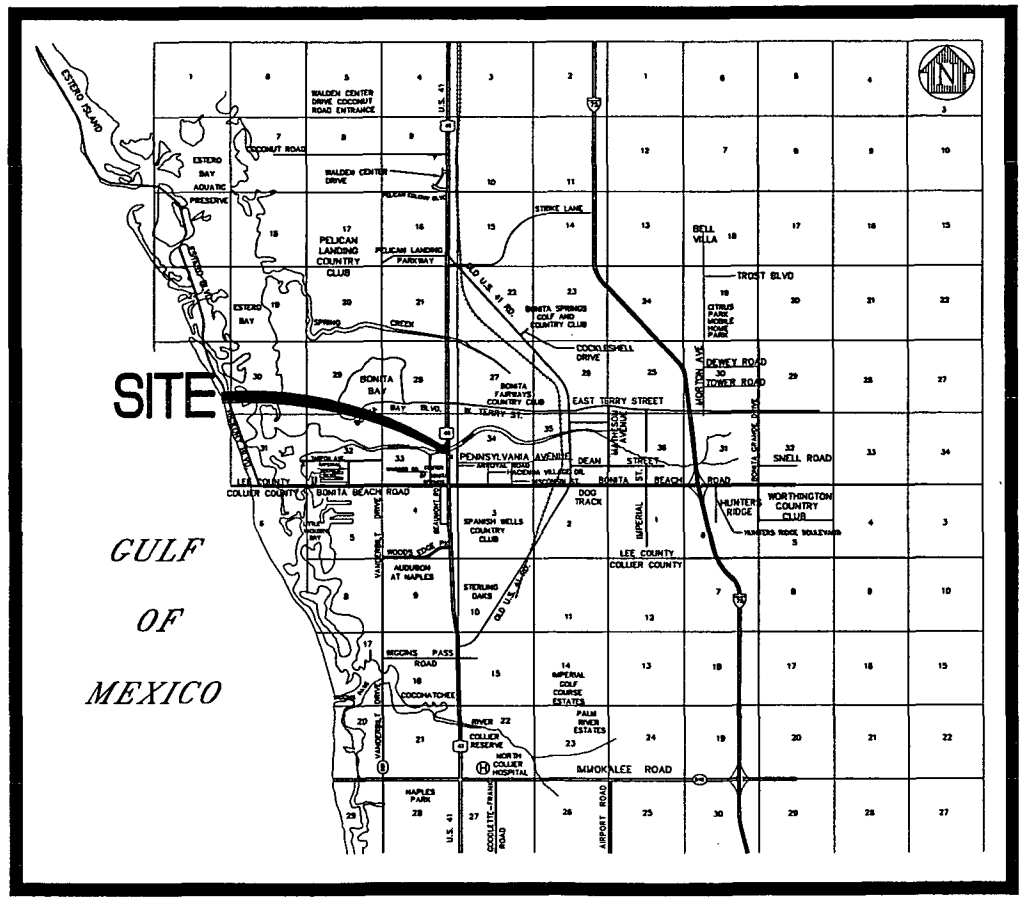
LU/BONITA SPRINGS CPD

LOCATED IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



LOCATION MAP

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWINGS
2.	MASTER CONCEPT PLAN
3.	CONCEPTUAL SURFACE WATER MANAGEMENT PLAN
4.	GENERAL NOTES
5.	AERIAL
6.	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

OWNER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

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BONITA SPRINGS (239) 947-1144 ▪ FORT MYERS (239) 690-4380 ▪ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 0005551 SURVEYING CERT. OF AUTH. LB 0005551 LANDSCAPE ARCHITECT BUSINESS LC #0000266
WWW.GRADYMINOR.COM

EXHIBIT II-D
DCI2006-00087

DESIGN BY: SJU
DRAWN BY: SJU
APPROVED: DWA
DATE: AUGUST 2006
REVISION DATE: MARCH 2007
FILE NAME: IRBSZ MCP-3
DRAWING NUMBER: 1 OF 6

G:\PROJ - PLANNING DWG\LU BONITA SPRINGS CPD\IRBSZ MCP-3.dwg, COVER (1), 7/3/2007 10:18:11 AM

DCI2006-00087

DEVIATIONS

1.

OPEN SPACE = 26,126 SQ. FT.

OWNER/DEVELOPER

LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
1	1/2/07	Per County Comments	SU
2	3/07	Per County Comments	SU

DESIGNED BY: OGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 50'

0' 25' 50'

NORTH

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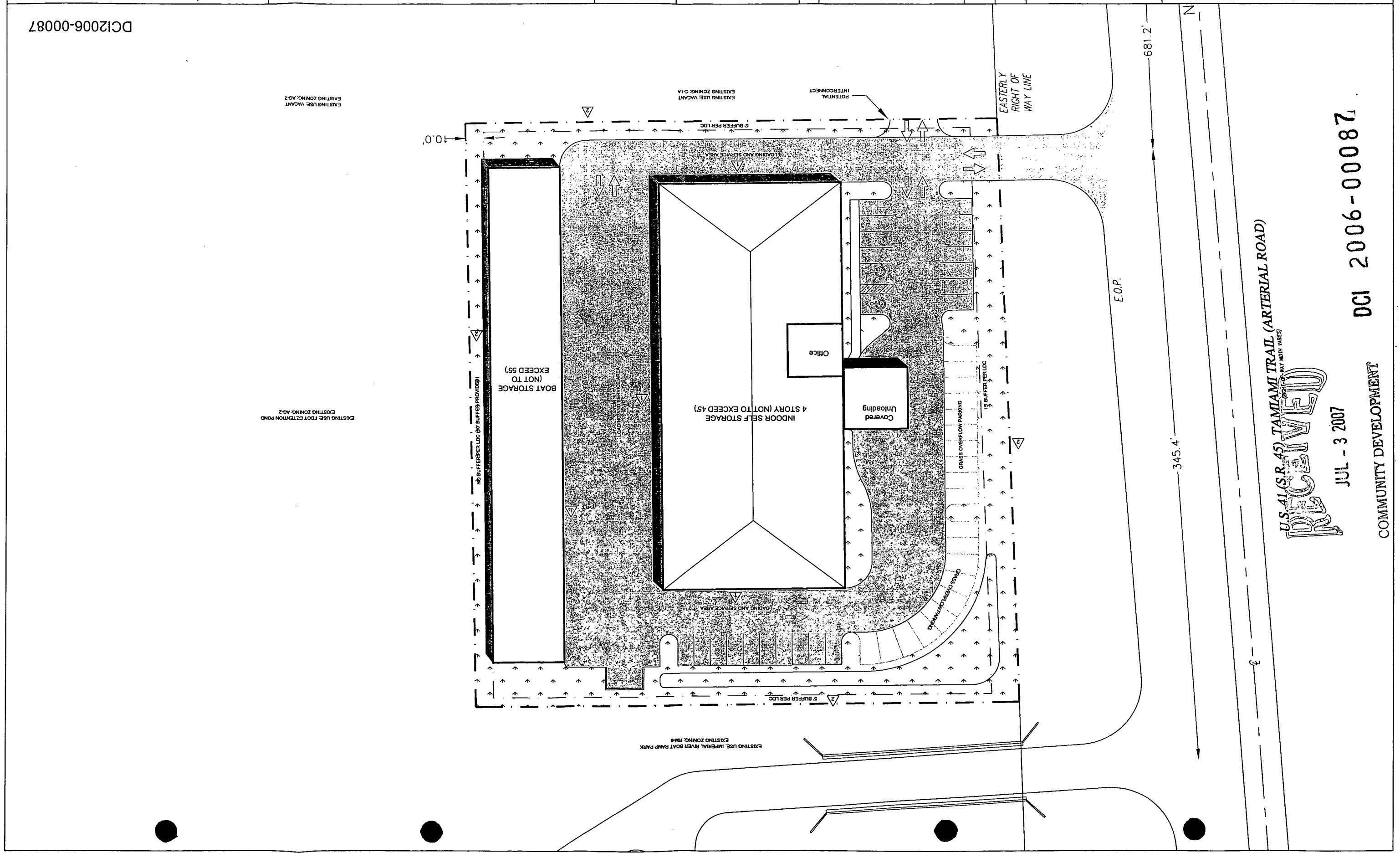
LU/BONITA SPRINGS CPD

EXHIBIT IV-F
MASTER CONCEPT PLAN

DATE: AUGUST 2006
FILE NAME: 8852 MP-1
DRAWING NUMBER 2 OF 6



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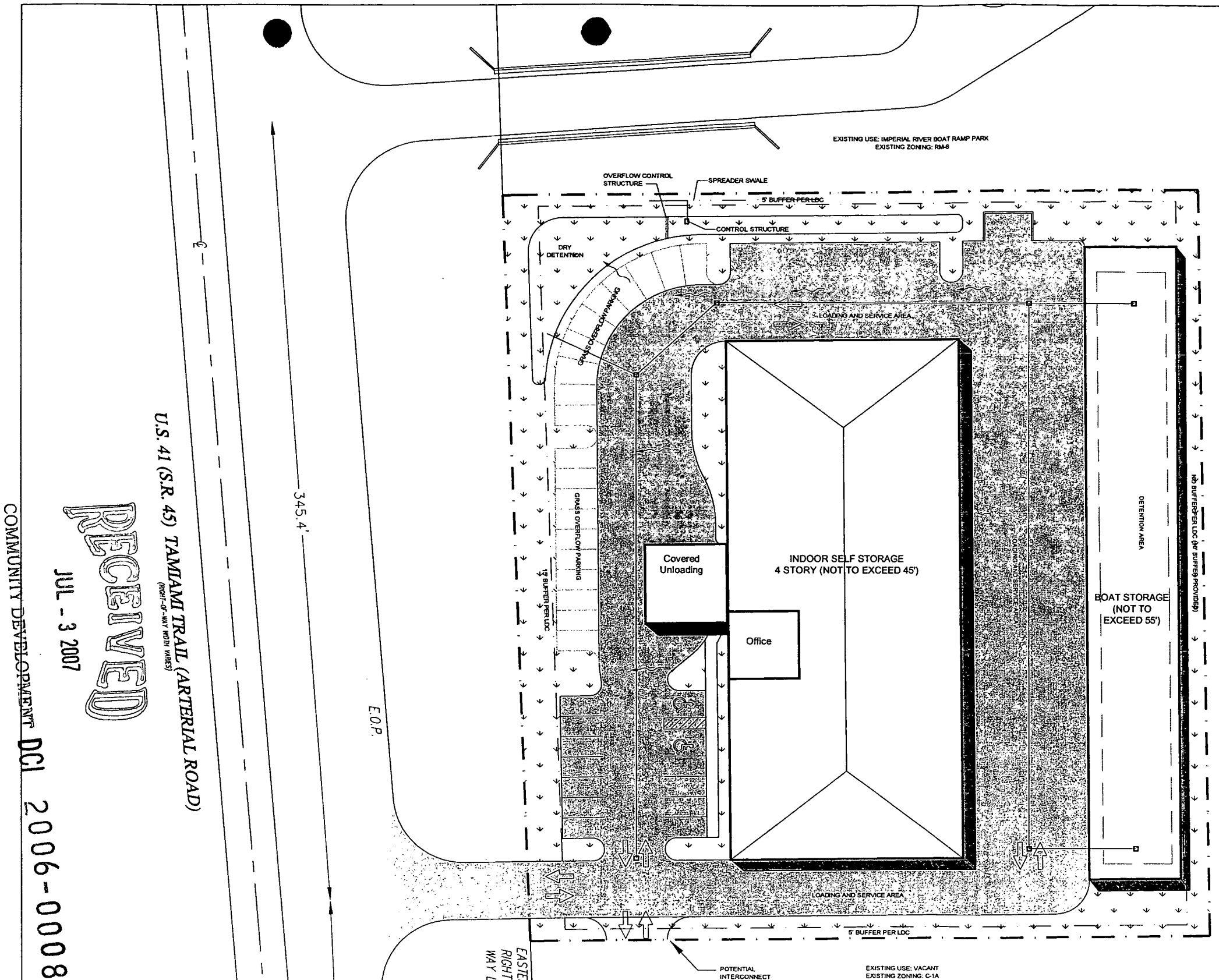
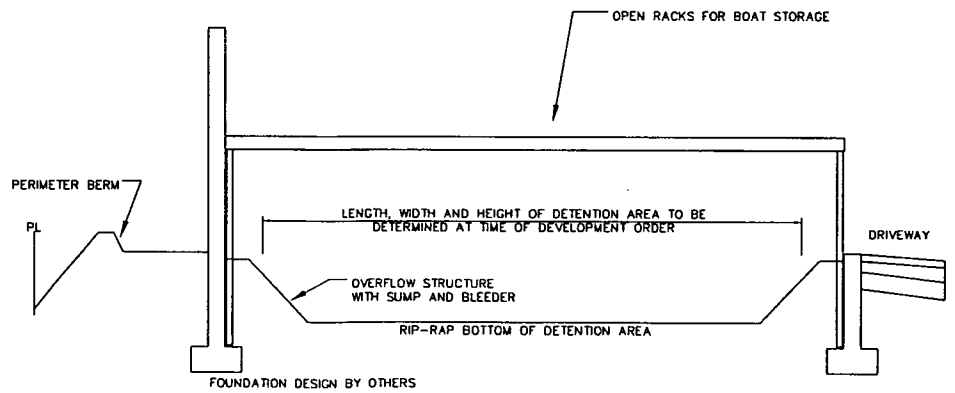
O:\PROJECTS\LU BONITA SPRINGS\CAD\EXHIBITS\MP-Exhibit.dwg, 7/2/2007 10:18:18 AM



WATER MANAGEMENT NARRATIVE:

STORMWATER RUNOFF FROM THE DEVELOPED SITE WILL BE COLLECTED AND DIRECTED TO A DRY PRE-TREATMENT AREA. ONCE PRE-TREATMENT/WATER QUALITY VOLUMES ARE ACHIEVED, THE STORMWATER WILL OVERFLOW INTO AN UNDER BUILDING DETENTION AREA. THE UNDER BUILDING DETENTION WILL BE PROVIDED UNDER THE BOAT STORAGE BUILDING ONLY. THE BOAT STORAGE STRUCTURE WILL PROVIDE RACKED BOAT STORAGE AND WILL HAVE NO FLOOR. THE BUILDING WILL BE ACCESSIBLE ALONG THE ENTIRE DRIVEWAY LENGTH (ON THE WEST SIDE OF THE BUILDING ON CURRENT PLAN). OFF-SITE DISCHARGE WILL BE CONTROLLED WITH A DRAINAGE STRUCTURE THAT DISCHARGES TO THE NORTH VIA AN ON-SITE SPREADER SWALE.

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2



CROSS-SECTION
UNDER BUILDING DETENTION AREA
N.T.S.

EXISTING USE: VACANT
EXISTING ZONING: AG-2

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OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 25' 50'

DESIGNED BY: OGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 50'

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LU/BONITA SPRINGS CPD

EXHIBIT IV-1
CONCEPTUAL SURFACE WATER MANAGEMENT PLAN

DATE: AUGUST 2006 | FILE NAME: IRBSZ MCP-3 | DRAWING NUMBER 3 OF 6

PM 10:18:18 2007/07/03 J:\JOB\2006\06-1411\DWG\MCP\IRBSZ MCP-3.dwg 07/03/2007 10:18:18 AM

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE, MAXIMUM 100)
MINI-WAREHOUSES (INDOOR SELF STORAGE, MAXIMUM 1,000 STORAGE UNITS)
OFFICE, GENERAL
RETAIL, SPECIALTY (GROUPS 1-4)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
STRAP NUMBERS:	01-48-25-B1-00002.0040
ADDRESS:	27661 SOUTH TAMIAMI TRAIL
TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)
OPEN SPACE	
REQUIRED:	0.45± ACRES (20%) 2.25 AC. X 20% = 0.45 ACRES
PROVIDED:	0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)	

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO TEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW A PORTION OF THE REQUIRED PLANT MATERIAL ON THE NORTH, WEST AND SOUTH SIDES OF THE SELF STORAGE AND BOAT STORAGE BUILDINGS TO BE DISPLACED AS SHOWN ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN. WHERE BUILDING INGRESS AND EGRESS POINTS PROHIBIT LANDSCAPE MATERIAL INSTALLATION THE TOTAL PERIMETER PLANTING AREA PROVIDED SHALL EQUAL 10% OF THE BUILDING FOOTPRINT. THIS DEVIATION IS APPLICABLE ONLY FOR THE INDOOR SELF STORAGE AND BOAT STORAGE FACILITY USES. (PLEASE REFER TO CALCULATION ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN).

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A 10-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 20-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2020(3)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

DEVIATION 4: FROM SECTION 34-2020(3)(J) WHICH REQUIRES ONE PARKING SPACE PER FOUR DRY BOAT STORAGE STALLS TO ALLOW ONE PAVED PARKING SPACE PER 12 DRY BOAT STORAGE STALLS. UP TO 20 STABILIZED GRASS PARKING SPACES SHALL BE PROVIDED IN ADDITION TO THE PAVED PARKING SPACES REQUIRED.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.
2. LEE TRAN ROUTE 150 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.

DEVELOPMENT STANDARDS

MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET (BOAT STORAGE), 45 FEET MINI WAREHOUSE (INDOOR SELF STORAGE), 35 FEET OFFICE OR RETAIL
MAXIMUM LOT COVERAGE:	80%
MAXIMUM BUILDING AREA:	
INDOOR STORAGE / BOAT STORAGE	100,000 SQUARE FEET INDOOR SELF STORAGE AND 100 DRY BOAT STORAGE SPACES OR
OFFICE / RETAIL	25,000 SQUARE FEET*

*LIMITED TO A MAXIMUM OF 15,000 SQUARE FEET OF RETAIL

SETBACKS

	PROPOSED
NORTH	20'
SOUTH	25'
EAST	10'
WEST	25'

LEGAL DESCRIPTION:

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

DCI2006-00087

DCI 2006-00087

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COMMUNITY DEVELOPMENT

OWNER/DEVELOPER
LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: N.T.S.

Q. GRADY MINOR & ASSOCIATES, P.A.
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WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD
EXHIBIT IV-F
GENERAL NOTES

DATE: AUGUST 2006 | FILE NAME: BSZ MCP-1 | DRAWING NUMBER 4 OF 6

G:\PROJ...\PLANNING DWGS\LU BONITA SPRINGS CPD\BSZ MCP-3.dwg, NOTES (1), 7/3/2007 10:18:13 AM

DCI 2006-00087
COMMUNITY DEVELOPMENT
RECEIVED
JUL 3 2007

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

5' BUFFER PER LDC

LOADING AND SERVICE AREA

INDOOR SELF STORAGE
1 STORY (NOT TO EXCEED 45')

Covered Unloading

Office

OUTDOOR STORAGE
NOT TO EXCEED 15'

10' BUFFER PROVIDED

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2

US 41 (SR 45) TAMIAMI TRAIL (AR-TERIAL ROAD)

E.O.P.

15' BUFFER PER LDC

EASTERN ACCESS EASEMENT

POTENTIAL INTERCONNECT

EXISTING USE: VACANT
EXISTING ZONING: C-1A

EXISTING USE: VACANT
EXISTING ZONING: AG-2

10'0"

DCI2006-00087

DATE AERIAL FLOWN: JANUARY 2006

OWNER/DEVELOPER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH

0' 25' 50'

DESIGNED BY:	QGM
DRAWN BY:	SU
APPROVED:	DWA
JOB CODE:	IRBSZ
SCALE:	1" = 50'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-4380 ■ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 0005151 SURVEYING CERT. OF AUTH. LB 0005151 LANDSCAPE ARCHITECT BUSINESS LY 7600216
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV-N
AERIAL

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBSZ MCP-3	5 OF 6

G:\PROJECTS\IRBSZ BONITA SPRINGS CPD\ZONING\DRAWINGS\IRBSZ MCP-3 AERIAL (11x17).DWG, 7/2/2007 10:18:26 AM

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

650 S.F., per Deviation #1 / Placement

200 S.F., per Deviation #1 / Placement

400 S.F., with required placement

2 BUFFER PER LDC

DUMPSTER

BUILDING PERIMETER PLANTING AREA;
(1,200 S.F. = 10% OF 11,200 S.F.
FIRST FLOOR AREA) ⚠

BUILDING PERIMETER PLANTING AREA;
(2,300 S.F. = 10% OF 23,000 S.F.
FIRST FLOOR AREA) ⚠

GRASS OVERFLOW PARKING

LOADING AND SERVICE AREA

1

445 S.F., with required placement

GRASS OVERFLOW PARKING

15' BUFFER PER LDC

Covered
Unloading

INDOOR SELF STORAGE
4 STORY (NOT TO EXCEED 45')

Office

LOADING AND SERVICE AREA

BOAT STORAGE
(NOT TO
EXCEED 55')

5' BUFFER PER LDC

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2

480 S.F., with required placement

U.S. 41 - TAMIAMI TRAIL

E.O.P.

DCI 2006-00087

EASTERLY RIGHT OF WAY LINE

POTENTIAL
INTERCONNECT

725 S.F., per Deviation #1 / Placement

200 S.F., per Deviation #1 / Placement

400 S.F., with required placement

EXISTING USE: VACANT
EXISTING ZONING: C-1A

EXISTING USE: VACANT
EXISTING ZONING: AG-2

LANDSCAPE CALCULATION TABLE:

BUFFERS:

NORTH: 300' TYPE 'A'- 12 TREES REQUIRED
EAST: N/A
SOUTH: 294' - TYPE 'A' - 12 TREES REQUIRED
WEST: 331' - TYPE 'D' - 17 TREES / CONTINUOUS HEDGE

⚠ BUILDING PERIMETER SUMMARY:

INDOOR S.S.
2,300 S.F. = 925 S.F., Adjacent
1,375 S.F., Displaced

BOAT STORAGE
1,200 S.F. = 800 S.F., Adjacent
400 S.F., Displaced

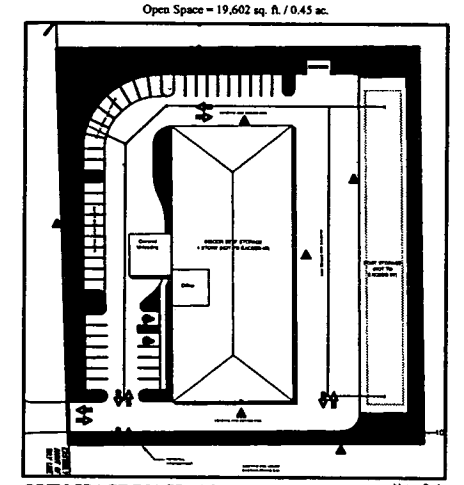
5' minimum width.

MINIMUM LANDSCAPE REQUIREMENTS:

ONE CANOPY TREE PER 3,500 S.F. OF DEVELOPED SITE AREA.
98,010 S.F. OF LOT AREA / 3,500 S.F. = 29 TREES REQUIRED

⚠⚠] Deviations per Master Concept Plan and listed on sheet 4 of 6

Open Space = 19,602 sq. ft. / 0.45 ac.



OPEN SPACE DIAGRAM Not to Scale

QGM DESIGN
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

Revision	Date	Description	By

DESIGNED BY: JSC
DRAWN BY: ESP
APPROVED: JSC
JOB CODE: IRBSZ
SCALE: 1" = 40'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS ▪ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ▪ FORT MYERS (239) 690-4380 ▪ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 0005151 SURVEYING CERT. OF AUTH. LB 0005151 LANDSCAPE ARCH. BUSINESS LC #6000266
WWW.GRADYMINOR.COM

NORTH

LU / BONITA SPRINGS CPD

EXHIBIT IV - F
CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

JEFFREY S. CURL, R.L.A., A.S.L.A.
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
FLORIDA LICENSE NUMBER LA0666769

MUNICIPALITY: CITY-OF-BONITA-SPRINGS
SUBMITTAL: CPD
DATE: MARCH, 2007
FILE NAME: IRBSZ-LA2
SHEET 6 OF 6

Q. GRADY MINOR & ASSOCIATES, P.A.
Civil Engineers ▪ Land Surveyors ▪ Planners ▪ Landscape Architects

MARK W. MINOR, P.E.
NORMAN J. TREBILCOCK, A.I.C.P., P.E.
C. DEAN SMITH, P.E.
DAVID W. SCHMITT, P.E.
MICHAEL J. DELATE, P.E.
MICHAEL T. HERRERA, P.E.
GARY J. GASPERINI, P.E.
WILSON A. GARCIA, P.E.

D. WAYNE ARNOLD, A.I.C.P.
STEPHEN V. BURGESS, P.S.M.
JUAN A. ARAQUE, P.S.M.
KEITH A. STEPHENSON, P.S.M.
KENNETH W. PAHUTSKI
ALAN V. ROSEMAN
JEFFREY S. CURL, ASLA, RLA
IVY WYLIE, P.E.

April 6, 2007

DCI 2006-00087

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APR 06 2007
1:15 pm
PERMIT COUNTER

Josh Philpott
Senior Planner
Lee County Department of Community Development
Zoning Division
For the City of Bonita Springs
9101 Bonita Beach Road
Bonita Springs, Florida 34135

RE: LU Bonita Springs LLC
DCI2006-00087 – PDS Application (Minor PD)

Dear Mr. Philpott:

This letter is in response to the Sufficiency Review Letter from your office dated February 5, 2007.

Environmental Sciences Planned Development Sufficiency Checklist

5) *Open Space.* As previously requested, please provide an open space diagram delineating the required amount of open space.

Response: An open space diagram has been prepared demonstrating that the project will comply with the minimum 20% requirement. This calculation is shown on the conceptual landscape and open space plan sheet 6 of 6 of the MCP set.

11) Schedule of Deviations. According to the response letter, the perimeter building plantings will be displaced to the buffers and to the facade along U.S. 41 .ES staff understands that the site design will not comply with Bonita Springs LDC Sec. 3-416(b). There are areas to the west, south and north side of the proposed boat storage facility that are at 5 feet or greater that will meet the intent of the perimeter building planting requirement. As previously requested, please revise the wording of Deviation 1 to reflect these areas that will meet the intent of the perimeter building planting requirement.

Response: The deviation request has been modified as requested.

12) Miscellaneous Items. The proposed site design will impose limitations for the general tree requirement and other landscaping requirements per LDC Sec. 10-416(a). Therefore, ES staff is requesting a detailed landscape plan that delineates locations for

all code-required general trees. Please provide a detail landscape plan that delineates the general tree requirements, buffers, and building perimeter plantings.

Response: Additional landscape detail has been added to the open space plan.

Bonita Springs Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

12b) Vehicular Access. A cross-access easement, or similar document, showing permitted access to the Lee County parcel will be required before scheduling the hearing.

Response: The applicant has begun dialogue with Parks and Recreation Staff to discuss the required access easement.

21) Miscellaneous Items. The text talks about boat trailers, but the site does not appear to be dimensioned to allow storage on trailers or maneuvering (or parking) of personal vehicle-trailer combinations. Please illustrate how the trailers will have sufficient space for movement around the site.

Response: The concept plan does contain sufficient turning radii for maneuvering boats and boat trailers, as well as safety service vehicles. The applicant intends to store boats on their trailers within the enclosed building with exiting movements to the north to the boat ramp park.

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Comments from Mohsen Salehi:

MCP

1) It is noted on drawing 3 of 4 the proposed building area is indicated as being 110,000 square feet and maximum building area as 110,000 s.f. indoor storage/boat storage+25,000 s.f. office÷1 5,000 s.f. retail=1 50,000 s.f total

Response:The MCP has been clarified to indicate that the indoor storage and boat storage uses will not occur in addition to listed retail / office uses, but as a separate development option.

2) Deviation 3: Although the proposed 80 parking spaces (77+3 H/C) might be consistent with the page 8 paragraph 2nd last sentence (i.e., "A requirement of one parking space for each 1,000 to 1,500 square feet of floor space is not uncommon."), Standards for Self-Service Storage Facilities, for 110,000 Miniwarehouse, the parking requirements for 25,000 s.f of office use and 15,000 s.f. of retail use is unaccounted for.

Response: The retail / office uses would not occur in conjunction or simultaneous with the storage or boat storage uses, but only as a separate development option.

TI S

1) Considering the addition of 40,000 s.f for land use codes 820 (15,000 s.f. shopping center) and land use code 710 (25,000 s.f. general office). The statement "The boat storage generates more trips, so it is used for the calculation in this report" is no longer valid, weekday two-way volume of 644+275+275=1194> 888 or 966)sat.) PM peak Hour Total of or 29+37+56= 122>57 or 81(sat.)

Response: The current submittal clarifies the breakdown of the requested uses and modifies the requested retail/office use. There are now two requested options for the site; a boat/self storage option to a maximum of 110,000 square feet or 300 boats, or up to 25,000 square feet of retail/office uses with a maximum of 15,000 square feet of the total being retail. As currently proposed the retail office combination generates more trips than the boat storage option and is now used in the calculations for the Traffic Impact Statement.

2) Since PM Peak exceeds 100, intersection analysis and additional link analysis within the area of influence are required (Please refer to AC 13-17).

Response: As explained above the maximum trip generation for the possible options is the retail/office combination. This combination of uses generates 71 trips in the PM peak hour and is still below the threshold of 100 trips.

It should also be noted that the size of the proposed building exceeds 100,000 square feet and as such the building as well as the office/retail component is subject to "big box" regulatory review. The applicant should provide elevation drawings for our review.

Response: The applicant will comply with the LDC requirements for big box if the ultimate building size meets the criteria.

Comments from Department of Natural Resources:

Regarding the sufficiency reply of January 11, 2007, I would disagree with the reply to question 3. Specifically, the Manatee Protection Plan states as follows:

Definitions-

DCI 2006-00087

Boat Facility — A public or private structure or operation where boats are moored and/or launched, including commercial, recreational, and residential marinas, and boat ramps. A dry storage facility is considered part of a boat facility if the dry storage facility has the capability of launching vessels into adjacent waters or water access is provided adjacent to the project. Facilities such as long-term boat storage lots or boat dealership lots that do not have adjacent water access will not be considered boat facilities. For the purposes of this plan, single-family docks with less than five (5) wet slips are not considered boat facilities.

Response: Comment acknowledged.

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Section 8.4-

For these purposes, marine facilities which will undergo the MFSE evaluation process will be defined as commercial marinas with various services provided, and docking facilities will be defined as common facilities with five or more wet or dry slips. Utilizing these criteria, not only are public service marinas encompassed by these definitions, but many private marinas and other facilities are included as well. Condominiums, which have at least 5 slips, would also be defined as docking facilities. Dry storage is only included if wet storage of 5 slips or more is provided or the dry storage has direct water access through a lift or other means of conveyance. Ramps will be evaluated based on the number of parking spaces as a proxy for slips.

By creating a connection through the boat ramp property, the project creates a direct means of conveyance and requires a MPP consistency review.

Response: Comment acknowledged. Parks and Recreation Staff who implement the Manatee Protection Plan have been consulted and provided manatee information to the applicant.

T.I.S. Checklist

10) Miscellaneous items.

TIS

1) Although the applicant proposes two different development scenarios, A) a Marina with 300 berths (LUC 420) and B) a 110,000 square feet mini-warehouse (LUC 151), with the highest trip generator (LUC 420) for PMPK being used for the analysis; Sat. PK HR for the proposed Marina needs to be analyzed as well (45 versus 33 trip ends used for the analysis per Table 1).

Response: The combination of requested uses has been revised as described earlier in this letter. The highest trip generation is now for the requested retail/office combination, with a PM peak hour volume of 71. The highest number of entering trips for any of the possible combinations is 41 for this use during the Saturday Peak Hour and is used in the turn lane calculations.

2) Page 1, under Turn lane Calculations, 300' connection spacing for a Class 5 facility is inadequate. The requirement is 440', the applicant needs to acquire interconnect to the adjacent property to the South per Figure 2.

Response: We have met with representatives of FDOT to begin negotiations regarding the access spacing on U.S. 41. We are pursuing a possible joint access with the property to the south of our site. Until that time, the current location depicted on the Master Concept Plan provides the maximum separation possible from the existing driveway to the north.

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3) It is not clear how an access to Imperial River Boat Ramp Park could be justified for a mini-storage facility. Applicant needs to substantiate the feasibility of the proposed interconnect for either scenario.

Response: Interconnection opportunities are presently being discussed with Lee County Staff.

4) Page 2 under Level of Service Analysis typo 31,700 not 31,900 for 1996 AADT (typo?). The growth rate of 4.1% appears reasonable.

Response: The Level of Service Analysis has been updated with more current information.

MCP

1) The justification given for Deviation #3 to reduce parking requirement from I space per 25 to I space per 100 units per 34-2020(3)(g) without giving any specific number of storage units or their break down by size, and any studies to substantiate "that customers utilize smaller units and access them infrequently" is not acceptable.

Response: APA Standards were provided, as well as a maximum number of storage units. The requested deviation was previously approved for a similar facility with the same data and justification. Additionally, the applicant has developed numerous facilities and the 1 space per 100 storage units provides adequate parking on other projects.

2) Does the statement "the collocation (colocation?) of these facilities will reduce the impact to the boat ramp parking" imply shared parking agreement with the Park? Is there a study or statement by the Park official indicating that currently there is a shortage of parking in the Park? Or the park is likely to receive the "spill over" parking from the proposed Marina/Mini-warehouse?

Response: No spillover traffic from the boat storage will utilize the park's parking facility. More parking will be available at the park due to the boat storage tenant's being provided parking at the boat storage facility.

Considering the above comments, there are not enough information for our review at this time. Feel free to call with any questions or comments that you might have.

BS Development Review Checklist

2) Deviations. The proposed stormwater management system is not consistent with the BSLDR and therefore a deviation from Section 3-321 must be requested.

Response: We have discussed the proposed water management system with SFWMD Staff and as long as above ground water quality pre-treatment is provided, volumetric storage may occur below ground.

DCI 2006-00087

4) Miscellaneous items. Deviations are being requested for parking, setbacks and must be requested for the stormwater management system. This coupled with the fact that the grass parking area is included in the open space calculation clearly shows that the proposed building and infrastructure far exceeds the capacity of the site. Also, the justifications provided do not adequately demonstrate that the granting of the deviations would result in an enhancement to the site, as required in Section 34-412. DS Staff also feels that the requested deviations are unwarranted due to the fact this is an unrestricted virgin site and can be designed in compliance with the BSLDR with the appropriately proposed infrastructure.

Although the rezoning request may be found sufficient upon addressing the stormwater management system, Development Services Staff will most likely not support the requested deviations.

As a reminder, prior to approving the local development order, the developer must submit an approved Notice of Intent (NOI) from FDOT to allow site access from US 41, and a letter from LC Parks & Recreation allowing the northerly site access point. A joint access easement must be recorded.

Response: The applicant believes that the deviations from LDC parking for the indoor storage and boat storage uses are justified and consistent with industry standards. The proposed grass overflow parking is not impervious and would be excess parking once the deviation is approved.

Please contact me if there are any questions.

Sincerely,

FOR:
D. Wayne Arnold, AICP

cc: Robert A. Soudan, Sr.
Neale Montgomery

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Schedule IV-H
Schedule of Deviations and Justifications

Deviation 1:

From Section 3-416(B) which requires building perimeter landscape plantings equal to ten percent of the building footprint abutting all sides of the building to allow a portion of the required plant material on the north and south sides to be displaced to the western building perimeter planting area, where building ingress and egress points prohibit landscape material installation. The total perimeter planting area provided shall equal 10% of the building footprint. This deviation is applicable only for the indoor self storage or boat storage facility uses.

Justification 1:

The proposed indoor self storage and boat storage facility will be a covered building with wide loading areas on both the north and south sides. This structure greatly reduces the building perimeter area available for landscape planting material. Approval of the deviation request would allow some of the plants normally located next to the building on the north and south sides to be moved to the building perimeter planting area on the west side of the building. Building perimeter plantings are intended to soften the effect of the structure. This will still occur in the front of the building and between the loading areas on the sides. However, the plant material will be displaced to enhance the landscaping that will be visible to the public. This deviation request poses no danger to the health, safety or welfare of the public. In fact, it better meets the intention of the Code by softening the visible part of the project.

Deviation 2:

From Sections 34-935(b)(1)b and 34-935(b)(1)e which provide for minimum building setbacks from property boundaries to allow a 10 foot setback from the eastern property line, a 15-foot setback from the northern property line and a 25-foot setback from the western and southern property lines.

Justification 2:

The Land Development Code contains perimeter setback requirements for planned developments based on the greater of half the building height, landscape buffer width and type of use. The over-ruling factor for each perimeter in this case is the proposed building height of 55 feet, which would trigger 27.5-foot setback requirements. Section 34-2192 indicates that an appropriate buffer width on an arterial road, such as U.S. 41, is 25 feet. For simplicity, that is the standard proposed for both the western and southern perimeters. The property south of the subject site is not yet developed, but is zoned for commercial use. East

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of the subject site is the FDOT detention pond. Nothing will be developed here in the future and a ten-foot setback is proposed to move the building footprint as far from U.S. 41 as possible. On the north side, the only part of the proposed boat storage facility that is not able to meet the LDC setback requirements is the office. This part of the structure is fifteen feet from the property line. If not for the overall building height, fifteen feet would have been a Code-compliant development standard. Since the office will not be as tall as the rest of the building the deviation request is reasonable. Reduction of the setbacks poses no threat to public health, safety or welfare.

Deviation 3:

From Section 34-2020(3)(g) which requires mini-warehouses to provide one parking space per 25 storage units to allow provision of one parking space per 100 storage units.

Justification 3:

The applicant operates a national mini-warehouse business that departs from the traditional style of the storage industry. Instead of low-profile, external access, industrial-looking buildings, the intended development would appear much like an office building on the primary façade. In addition to changes in the look of storage facilities, the applicant provides a range of unit sizes, some of which are much smaller than those provided by traditional mini-warehouse facilities. The applicant has found that customers utilize smaller units and access them infrequently. Due to these factors it is appropriate to modify the parking requirement from one space per 25 units to one space per 100 storage units. This is a standard that has been deemed to be appropriate in other locations owned by the applicant, and has been utilized by the American Planning Association in a Planning Advisory Report. A copy of this report has been included for reference.

Deviation 4:

From Section 34-2020(3)(j) which requires one parking space per 4 dry boat storage stalls to allow one parking space per 12 dry boat storage stalls and up to 30 stabilized grass parking spaces.

Justification 4:

The proposed facility will provide dry boat storage adjacent to the Imperial River Boat Ramp Park. The collocation of these facilities will reduce the impact to the boat ramp parking. Boats and trailers are stored on dry racks in the enclosed building. Trailered boats may be taken off-site, while the storage facility will transport boats to the ramp and keep the trailer on-site. The proposed deviation is a national parking standard that is also utilized locally by a neighboring County. The applicant recognizes the distinct character of this property and proposes providing additional stabilized grass parking spaces to further reduce the total impervious area of the development.

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TRAFFIC IMPACT STATEMENT

FOR

LU BONITA SPRINGS CPD

Prepared by:

C. Dean Smith 4/6/07

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS

3800 Via Del Rey
Bonita Springs, Florida 34134

(239) 947-1144

OCTOBER 2006
Revised January 11, 2007
Revised April 6, 2007

TRAFFIC IMPACT STATEMENT
LU BONITA SPRINGS CPD

The LU Bonita Springs CPD will be a 2.2 acre project located on the east side of U.S. 41 approximately 1,000 feet south of the Imperial River in Section 33, Township 47 South, Range 25 East, Bonita Springs, Florida. The project site is situated directly south of the existing Lee County Boat Ramp site. The proposed rezoning requests indoor storage, not to exceed 110,000 square feet or up to 300 boat storage units. Other requested uses for the site are up to 25,000 square feet of retail/office use with a maximum of 15,000 of that total being retail. The retail/office use generates more traffic and will be used for analysis in this report. A location map is provided on Figure 1. The Project Site Plan is provided on Figure 2.

Scope

The following items are included in this report:

1. Trip Generation Calculations for average weekday daily traffic including peak hour volumes.
2. Turn lane calculations.
3. Level of Service analysis for the nearest arterial roadway.

Conclusions/Discussion

The following conclusions can be drawn from the analyses:

1. A right turn lane may be required at the project entrance. (Joint access with the property to the south is being pursued.)
2. U.S. 41 operates at an acceptable level of service with project traffic included.

Trip Generation

The 7th Edition Trip Generation published by the Institute of Transportation Engineers (ITE) is used for trip generation calculations provided in this report. Land Use Code 151, Mini-Warehouse; Land Use Code 820, Shopping Center; Land Use Code 710, General Office Building; and Land Use Code 420, Marina are used for the proposed uses. The retail/office use generates more traffic, so it is used for the calculations in this report. A summary of the trip generation calculations is presented on Table 1. A summary for the other uses are included in the appendix to this report.

The proposed project will generate 754 average annual daily trips, with 31 trip ends in the AM peak hour and 71 trip ends during the PM peak hour. The Saturday peak hour volume of 81 for the boat storage use (peak direction exiting of 45) is higher than the weekday PM peak hour volume and is used in the level of service analysis.

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Turn Lane Calculations

The project will have one driveway on U.S. 41 and a connection to the existing driveway at the boat ramp is proposed. The proposed driveway is approximately 330 feet south of the boat ramp entrance on the east side of U.S. 41 and will be right in, right out only. The majority of site traffic will use the proposed driveway at the south side of the site. For purposes of this analysis, it is assumed that 80% of project traffic will use the proposed driveway and 20% will use the access via the existing driveway at the boat ramp. All vehicles will enter the site via a northbound right turn. The maximum entering right turn volume (during the Saturday peak hour for the retail/office use) of 33 exceeds the volume warrant for a turn lane. A turn lane may be required at the project entrance, depending on the uses ultimately developed on the site. A joint access with the property to the south of the site is being pursued.

Level of Service Analysis

The expected buildout for this project is 2009. The 2006 100th highest hour volume for U.S. 41 at this location is 1,902. The growth rate used in the following calculations is 2.7%, based on growth for this link in the 2006 traffic count report (33,400 to 42,400 in 9 years). The LOS standard for this link is LOS E. The level of service analysis for U.S. 41 for the year following buildout is as follows:

U.S. 41 north of Bonita Beach Road – Projected Level of Service		
Year	100th Highest Hour Volume	Level of Service
Existing 2007	1,953	B
2010 Without Project	2,116	B
2010 With Project	2,161	B

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FIGURES AND TABLES

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FIGURE 1

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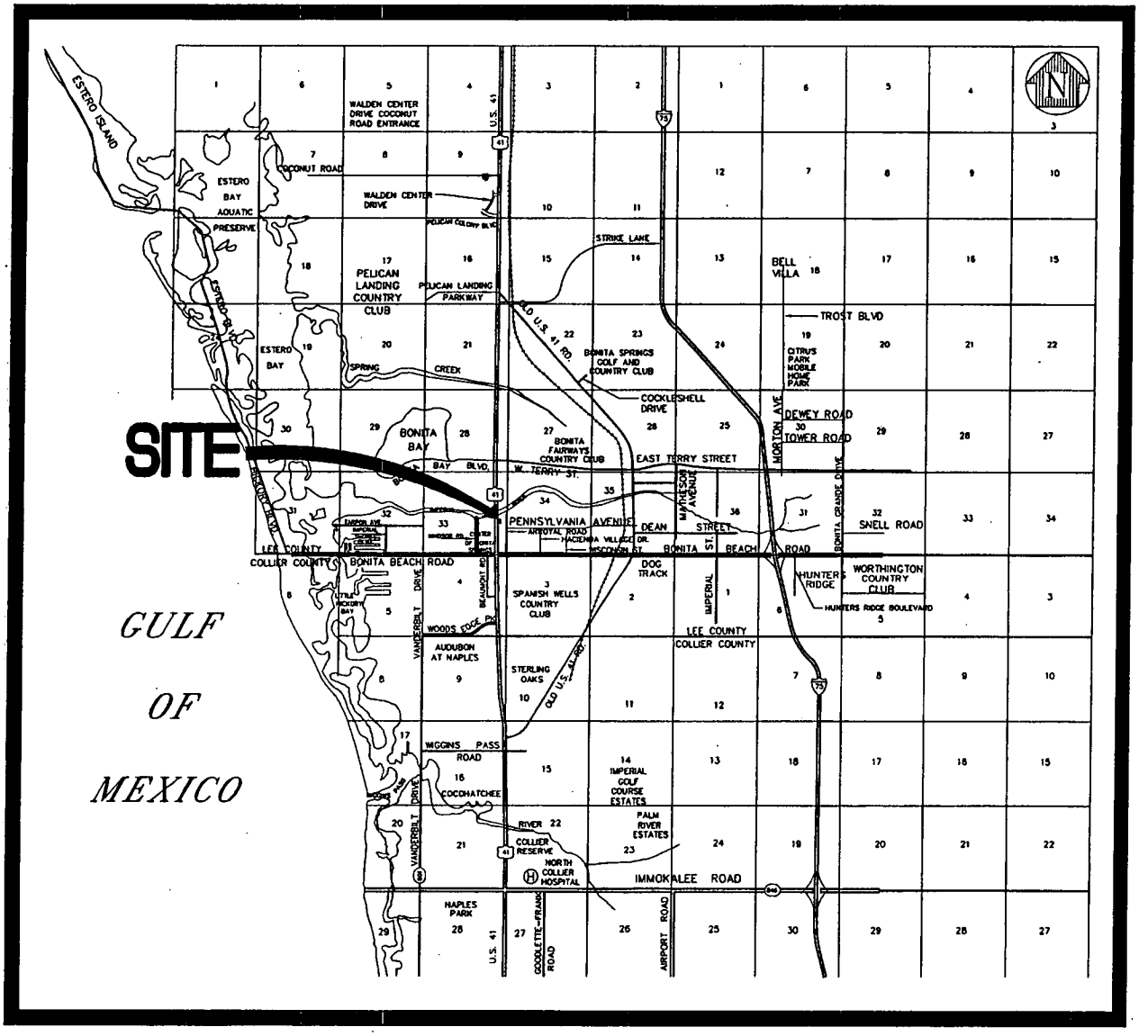
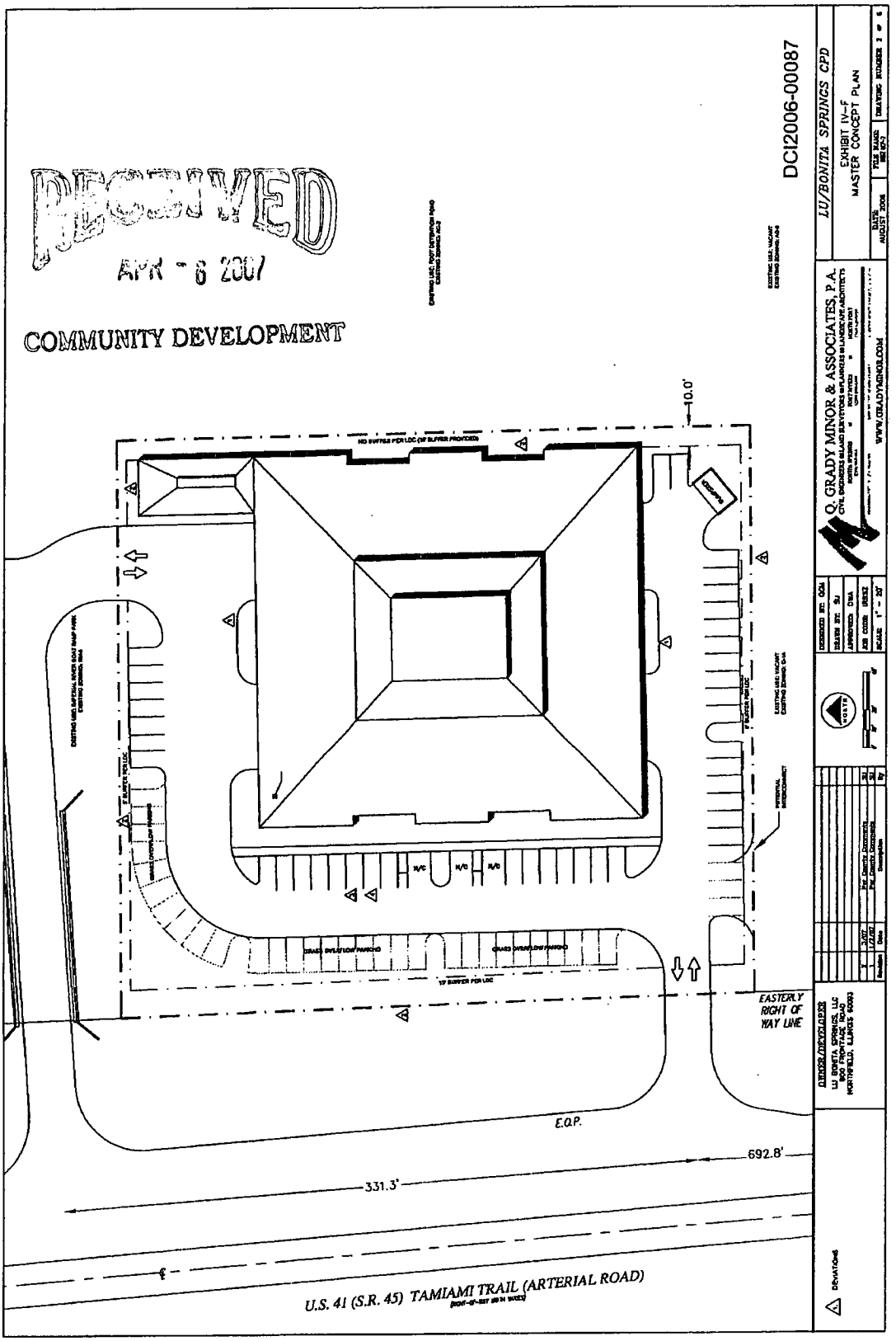


LU BONITA SPRINGS CPD

DCI 2006-00087

FIGURE 2



LU BONITA SPRINGS CPD
SITE PLAN

DCI 2006-00087

TABLE 1

LU/Bonita Springs CPD
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes
April 06, 2007

Land Use	Size	24 Hour Two-Way Volume	AM Pk Hour Enter	AM Pk Hour Exit	PM Pk Hour Enter	PM Pk Hour Exit
Shopping Center	15 T.G.L.A.	644	9	6	27	29
General Office Building	10 Th.Gr.Sq.Ft.	110	14	2	3	12
Total		754	23	8	30	41

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

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APPENDIX

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ROAD LINK VOLUMES
Peak Direction of Flow

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2005 100th HIGHEST HOUR		EST 2006 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
U.S. 41	COLLIER COUNTY LINE	BONITA BEACH RD. (C.R. 865)	6LD	E	2920	B	1,707	B	1,720	B	1,794	6 Ln under construction	29500
U.S. 41	BONITA BEACH RD. (C.R. 865)	W. TERRY ST.	6LD	E	2920	B	1,902	B	1,902	B	1,902	6 Ln under construction	29600
U.S. 41	W. TERRY ST.	OLD 41	6LD	E	2920	B	1,647	B	1,917	B	1,966	6 Ln under construction	29700
U.S. 41	OLD 41	CORKSCREW RD.	6LD	E	2920	B	1,964	C	2,597	D	2,894	Three Oaks ext funded in 05/06 Sandy Lane ext. under const.	29800
U.S. 41	CORKSCREW RD.	SANIBEL BLVD.	4LD	E	2110	B	1,799	B	1,808	B	1,814	6 Ln funded in 10/11 by FDOT Three Oaks 4 Ln funded in 05/06	29900
U.S. 41	SANIBEL BLVD.	ALICO RD.	6LD	E	3170	B	1,847	B	1,894	B	2,093	Three Oaks 4 Ln funded in 05/06	30000
U.S. 41	ALICO RD.	ISLAND PARK RD.	6LD	E	3170	B	2,432	B	2,440	B	2,491		30100
U.S. 41	ISLAND PARK RD.	BRIARCLIFF RD.	6LD	E	3170	B	2,449	B	2,517	B	2,557		30200
U.S. 41	BRIARCLIFF RD.	SIX MILE CYPRESS PKWY.	6LD	E	3170	B	2,518	B	2,518	B	2,518		30300
U.S. 41	SIX MILE CYPRESS PKWY.	DANIELS RD.	6LD	E	2690	E	1,788	E	1,809	E	1,980	Plantation 4 Ln proposed in 10/11 Summerlin 6 Ln proposed in 07/08	30400
U.S. 41	DANIELS RD.	COLLEGE PKWY.	6LD	E	2690	E	2,213	E	2,214	E	2,222	Constrained v/c=0.82 Summerlin 6 Ln proposed in 07/08	30500
U.S. 41	COLLEGE PKWY.	SOUTH RD.	6LD	E	2690	E	2,514	E	2,517	E	2,517	Constrained v/c=0.93 Summerlin 6 Ln proposed in 07/08	30600
U.S. 41	SOUTH RD.	BOY SCOUT DR.	6LD	E	2690	E	2,284	E	2,284	E	2,301	Constrained v/c=0.85 Summerlin 6 Ln proposed in 07/08	30700

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	NOTE	PERMANENT STATION
				Daily Traffic Volume (AADT)											
12 ST W	E OF GUNNERY RD	472	F	1800	3000	2100		1800	2500	2700	3000	4100	5500		22
23RD ST SW	E OF GUNNERY RD	469	F	4300	5100	2900	3400	4600	4900	5100	7800	8400	U/C		22
US 41 (SR 45)	N OF COLLIER CO LINE	23	H	28000	27400	28800	30700	31300	34000	35300	U/C	U/C	U/C		
	N OF BONITA BEACH RD	437	H	33400	34500	36400	35700	39900	43900	42100	U/C	U/C	42400		16
	N OF WEST TERRY ST	433	H	29000	29200	30200	32500	35500	38200	38000	U/C	U/C	U/C		25
	N OF OLD 41	436	H	30700	30100	32900	31600	30800	43100	N/A	U/C	45300	53300		25
	S OF HICKORY DR	25	H	29400	27100	29000	31500	35100	N/A	37700	40800	41500	43300		
	N OF SANIBEL BLVD	424	H	28800	25700	27700	30400	34400	34700	40100	42500	42600	45300		25
	N OF ALICO RD	420	G	41200	39400	41300	41100	48500	47800	52500	58700	56100	57900		25
	N OF ISLAND PARK RD	434	G	42800		42500	41700	48800	48600	54700	55900	56500	56200		25
	N OF JAMAICA BAY WEST	435	G	52700		49000	48400	58900	52700	63700	66800	66900	65300		25
	N OF SIX MILE CYPRESS PKW	418	G	39900			35700	38300	41100	43500	47100	47500	52400		9
	N OF CYPRESS LAKE DR	426	G	47200	43600	43600	50600	47700	55400	54400	60100	58800	61200		9
	N OF BRANTLEY RD	9	B	51400	49000	49500	52800	54400	55700	57100	62100	62400	61000		
	N OF SOUTH RD	422	B	47500	46800	51200	42700	53700	50900	48400	61200	60700	60800		9
	N OF BOY SCOUT DR	430	B	40700	38400	40900	39600	39900	42000	42200	45900	44100	45700		9
	N OF N AIRPORT RD	427	B		37000	42000	44200	43800	43900	44800	52900	45000	50500		9
	N OF COLONIAL BLVD	432	B	40600	42800	46800	48600	44600	51000	48200	49200	50300	52000		9
	N OF WINKLER AVE	429	B	38900	40000	41300	41900	43700	45300	44500	48200	38500	50600		9
	N OF HANSON ST	428	B	39700	38800	39700	40700	45700	43900	43800	47400	45600	46600		9
	N OF NORTH KEY DR	1	C	47800	40600	38500	39700	41700	43500	45600	49900	52100	51900		
	N OF HANCOCK BR. PWY	421	C	30100	27000	28000	28500	29500	29700	31600	31600	34400	39500		1
	N OF PONDELLA RD	431	C	21700	22400	21900	21000	23800	25000	25900	28900	27800	32100		1
	N OF PINE ISLAND RD	419	C	17000	18000	19700	20000	22500	22900	24300	24700	25700	30800		1
	N OF LITTLETON RD	425	C	15400	16000	15500	15600	17100	17400	18200	20000	20400	23000		1
	S OF CHARLOTTE CO.	449	I	11700	11500	13100	12800	14600	14800	15400	18000	18700	18400		1
VANDERBILT RD	S OF BONITA BEACH RD	491	H	5400	6600	7200	8500	N/A	7300	9300	9000	9600	7800		16
VETERANS PKWY	S OF PINE ISLAND RD	527	I						6100	8200	10600	12100	13600		50
	E OF SURFSIDE BLVD	526	I							10800	13800	16400	18500		50
	E OF CHIQUITA BLVD	523	C				9100	12000	15900	19200	23900	25700	27500		50
	E OF SKYLINE BLVD	522	C				15900	19200	23400	26700	32500	35300	40200		50
	E OF SANTA BARBARA BLVD	50	C	13100	22600	26800	31400	33800	40300	44300	48000	50700	53100		
	E OF COUNTRY CLUB BLVD	513	C		27800	34500	36800	38700	44800	45900	50800	51400	58200		50
	AT TOLL PLAZA	101	C		26900	32000	37500	37700	41800	44500	47600	49600	50100		

COMMUNITY DEVELOPMENT DCI 2006-00087
APR - 6 2007

PERMANENT COUNT STATION 16
OLD 41 RD N OF COLLIER CO LINE

2006 AADT = 14000

K100 Factor - 0.099

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Monthly ADT as a % of Annual ADT

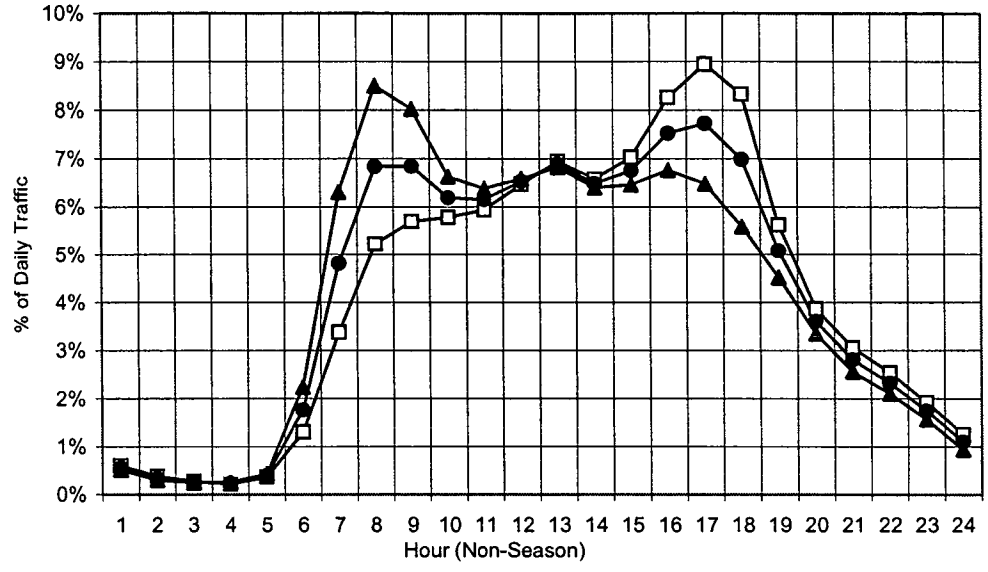
January	110%
February	115%
March	116%
April	107%
May	99%
June	96%
July	86%
August	90%
September	89%
October	94%
November	99%
December	100%

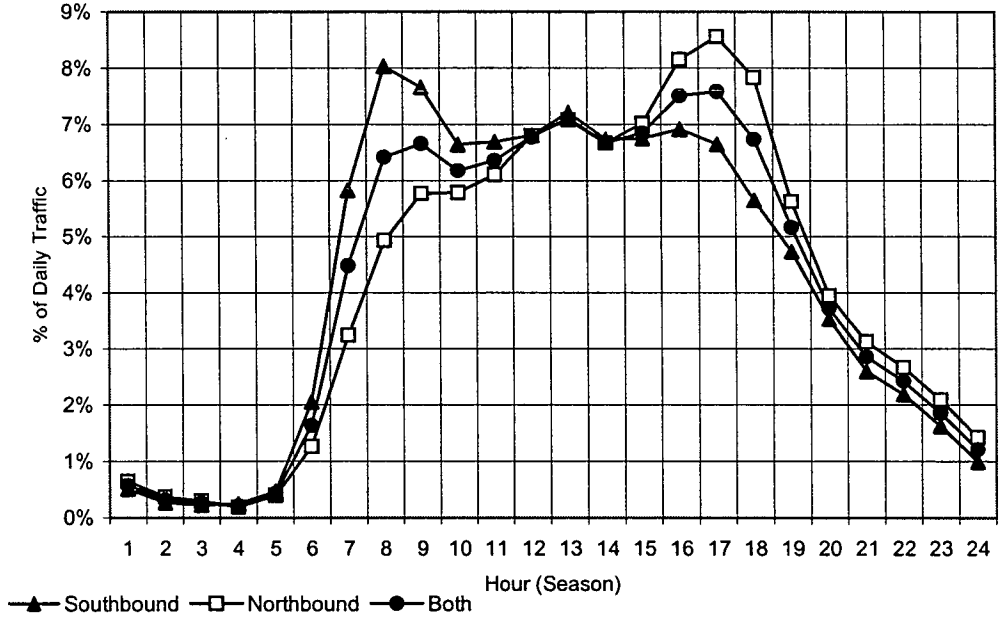
Day of Week as a % of Annual ADT

Monday	109%
Tuesday	111%
Wednesday	114%
Thursday	112%
Friday	119%
Saturday	77%
Sunday	58%

Weekday Peak Flow Characteristics	Non-Season	Season
Peak Flow between 7 a.m. and 9 a.m		
1) as a % of weekday traffic	6.8%	6.5%
2) directional Split (peak direction)	60% Southbound	59% Southbound
Peak Flow between 4 p.m. and 6 p.m.		
1) as a % of weekday traffic	7.4%	7.2%
2) directional Split (peak direction)	59% Northbound	57% Northbound

PERMANENT COUNT STATION 16
OLD 41 RD N OF COLLIER CO LINE





DCI 2006-00087

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2004 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR–BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
SUMMERLIN RD	McGREGOR BLVD	SAN CARLOS BLVD	4	2.2	4LD	830	1,860	2,020	2,050	2,050	1,600	3,580	3,880	3,940	3,940
	SAN CARLOS BLVD	PINE RIDGE RD	4	0.5	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	PINE RIDGE RD	BASS RD	4	1.7	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	BASS RD	GLADIOLUS DR	4	1.8	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	GLADIOLUS DR	CYPRESS LAKE DR	4	1.8	4LD	0	1,180	1,870	1,960	1,960	0	2,320	3,660	3,840	3,840
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	COLLEGE PKWY	BOY SCOUT	4	1.9	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	BOY SCOUT	COLONIAL BLVD	1	1.1	4LD	0	0	0	640	1,890	0	0	0	1,250	3,700
SUNSHINE BLVD	SR 82	LEE BLVD	3	3.6	2LN	110	220	370	590	960	180	370	620	980	1,600
	LEE BLVD	W 12TH ST	3	3.2	2LN	110	220	370	590	960	180	370	620	980	1,600
THREE OAKS PKWY	BONITA BEACH RD	CORKSCREW RD	4	11.7	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	CORKSCREW RD	SAN CARLOS BLVD	4	3.1	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	SAN CARLOS BLVD	ALICO RD	4	1.7	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
TREELINE AVE	ALICO RD	DANIAL PKWY	3	3.8	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	DANIAL PKWY	COLONIAL BLVD	3	4.5	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
US 41	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	BONITA BEACH RD	TERRY ST	8	1.1	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	TERRY ST	OLD 41	8	2.3	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	OLD 41	CORKSCREW RD	8	3.5	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	CORKSCREW RD	BROADWAY	4	0.7	4LD	760	1,870	2,070	2,110	2,110	1,460	3,590	3,980	4,060	4,060
	BROADWAY	SANIBEL BLVD	4	1.9	4LD	760	1,870	2,070	2,110	2,110	1,460	3,590	3,980	4,060	4,060
	SANIBEL BLVD	ALICO RD	4	2.2	6LD	1,130	2,840	3,110	3,170	3,170	2,170	5,460	5,980	6,090	6,090
	ALICO RD	ISLAND PARK RD	4	1.0	6LD	1,130	2,840	3,110	3,170	3,170	2,170	5,460	5,980	6,090	6,090
	ISLAND PARK RD	JAMAICA BAY W.	4	1.6	6LD	1,130	2,840	3,110	3,170	3,170	2,170	5,460	5,980	6,090	6,090
	JAMAICA BAY W.	SIX MILE PKWY	4	0.5	6LD	1,130	2,840	3,110	3,170	3,170	2,170	5,460	5,980	6,090	6,090
	SIX MILE PKWY	ANDREA LN	4	0.5	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	ANDREA LN	DANIELS PKWY	4	0.8	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	DANIELS PKWY	COLLEGE PKWY	4	0.7	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	COLLEGE PKWY	SOUTH RD	4	1.4	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	SOUTH RD	BOY SCOUT RD	4	0.4	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	BOY SCOUT RD	NORTH AIRPORT RD	1	0.8	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	NORTH AIRPORT RD	COLONIAL BLVD	1	0.2	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	FORT MYERS CITY LIMI	NORTH KEY DR	1	0.4	4LD	0	1,250	2,550	2,700	2,820	0	2,040	4,170	4,420	4,620
	NORTH KEY DR	HANCOCK BRIDGE PKWY	2	0.7	4LD	0	1,250	2,550	2,700	2,820	0	2,040	4,170	4,420	4,620
	HANCOCK BRIDGE PKW	PONDELLA RD	2	0.3	4LD	0	0	900	1,790	1,920	0	0	1,480	2,930	3,140
	PONDELLA RD	SR 78	2	1.3	4LD	0	0	900	1,790	1,920	0	0	1,480	2,930	3,140
	SR 78	LITTLETON RD	2	1.0	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270
	LITTLETON RD	BUS 41	2	1.2	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270
	BUS 41	DEL PRADO BLVD	2	0.8	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270
	DEL PRADO BLVD	TRAIL DAIRY	2	0.8	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270
	TRAIL DAIRY	CHARLOTTE CO. LINE	2	2.6	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270

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DOI 2006-00087

LU/Bonita Springs CPD
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes
April 06, 2007

Land Use	Size	24 Hour Two-Way Volume	AM Pk Hour Enter	AM Pk Hour Exit	PM Pk Hour Enter	PM Pk Hour Exit
Shopping Center	15 T.G.L.A.	644	9	6	27	29
General Office Building	10 Th.Gr.Sq.Ft.	110	14	2	3	12
Total		754	23	8	30	41

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

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LU/Bonita Springs CPD
Summary of Multi-Use Trip Generation
Saturday and Sunday Driveway Volumes
April 06, 2007

Land Use	Size	Saturday 24 Hr 2-Way Vol.	Saturday Peak Hour Enter	Saturday Peak Hour Exit	Sunday 24 Hr 2-Way Vol.	Sunday Peak Hour Enter	Sunday Peak Hour Exit
Shopping Center	15 T.G.L.A.	750	39	36	379	23	24
General Office Building	10 Th.Gr.Sq.Ft.	24	2	2	10	1	1
Total		774	41	38	389	24	25

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

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LU/Bonita Springs CPD
Summary of Trip Generation Calculation
For 300 Berths of Marina
April 06, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.96	2.26	1.00	888
7-9 AM Peak Hour Enter	0.03	0.00	1.00	9
7-9 AM Peak Hour Exit	0.05	0.00	1.00	15
7-9 AM Peak Hour Total	0.08	0.00	1.00	24
4-6 PM Peak Hour Enter	0.11	0.00	1.00	33
4-6 PM Peak Hour Exit	0.08	0.00	1.00	24
4-6 PM Peak Hour Total	0.19	0.00	1.00	57
Saturday 2-Way Volume	3.22	2.64	1.00	966
Saturday Peak Hour Enter	0.12	0.00	1.00	36
Saturday Peak Hour Exit	0.15	0.00	1.00	45
Saturday Peak Hour Total	0.27	0.53	1.00	81

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

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LockUp Bonita
Summary of Trip Generation Calculation
For 15 T.G.L.A. of Shopping Center
January 03, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	42.94	21.38	1.00	644
7-9 AM Peak Hour Enter	0.63	0.00	1.00	9
7-9 AM Peak Hour Exit	0.40	0.00	1.00	6
7-9 AM Peak Hour Total	1.03	1.40	1.00	15
4-6 PM Peak Hour Enter	1.80	0.00	1.00	27
4-6 PM Peak Hour Exit	1.95	0.00	1.00	29
4-6 PM Peak Hour Total	3.75	2.75	1.00	56
Saturday 2-Way Volume	49.97	22.62	1.00	750
Saturday Peak Hour Enter	2.58	0.00	1.00	39
Saturday Peak Hour Exit	2.39	0.00	1.00	36
Saturday Peak Hour Total	4.97	3.11	1.00	75

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

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LU/Bonita Springs CPD
Summary of Trip Generation Calculation
For 10 Th.Gr.Sq.Ft. of General Office Building
April 06, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	11.01	6.13	1.00	110
7-9 AM Peak Hour Enter	1.36	0.00	1.00	14
7-9 AM Peak Hour Exit	0.19	0.00	1.00	2
7-9 AM Peak Hour Total	1.55	1.39	1.00	16
4-6 PM Peak Hour Enter	0.25	0.00	1.00	3
4-6 PM Peak Hour Exit	1.24	0.00	1.00	12
4-6 PM Peak Hour Total	1.49	1.37	1.00	15
Saturday 2-Way Volume	2.37	2.08	1.00	24
Saturday Peak Hour Enter	0.22	0.00	1.00	2
Saturday Peak Hour Exit	0.19	0.00	1.00	2
Saturday Peak Hour Total	0.41	0.68	1.00	4

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

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LockUp Bonita
Summary of Trip Generation Calculation
For 110 Th.Gr.Sq.Ft. of Mini-Warehouse
January 03, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.50	1.78	1.00	275
7-9 AM Peak Hour Enter	0.09	0.00	1.00	10
7-9 AM Peak Hour Exit	0.06	0.00	1.00	7
7-9 AM Peak Hour Total	0.15	0.39	1.00	17
4-6 PM Peak Hour Enter	0.13	0.00	1.00	14
4-6 PM Peak Hour Exit	0.13	0.00	1.00	14
4-6 PM Peak Hour Total	0.26	0.52	1.00	29
Saturday 2-Way Volume	2.33	1.69	1.00	256
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.40	0.64	1.00	44

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

LU/BONITA SPRINGS CPD

LOCATED IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

DCI 2006-00087

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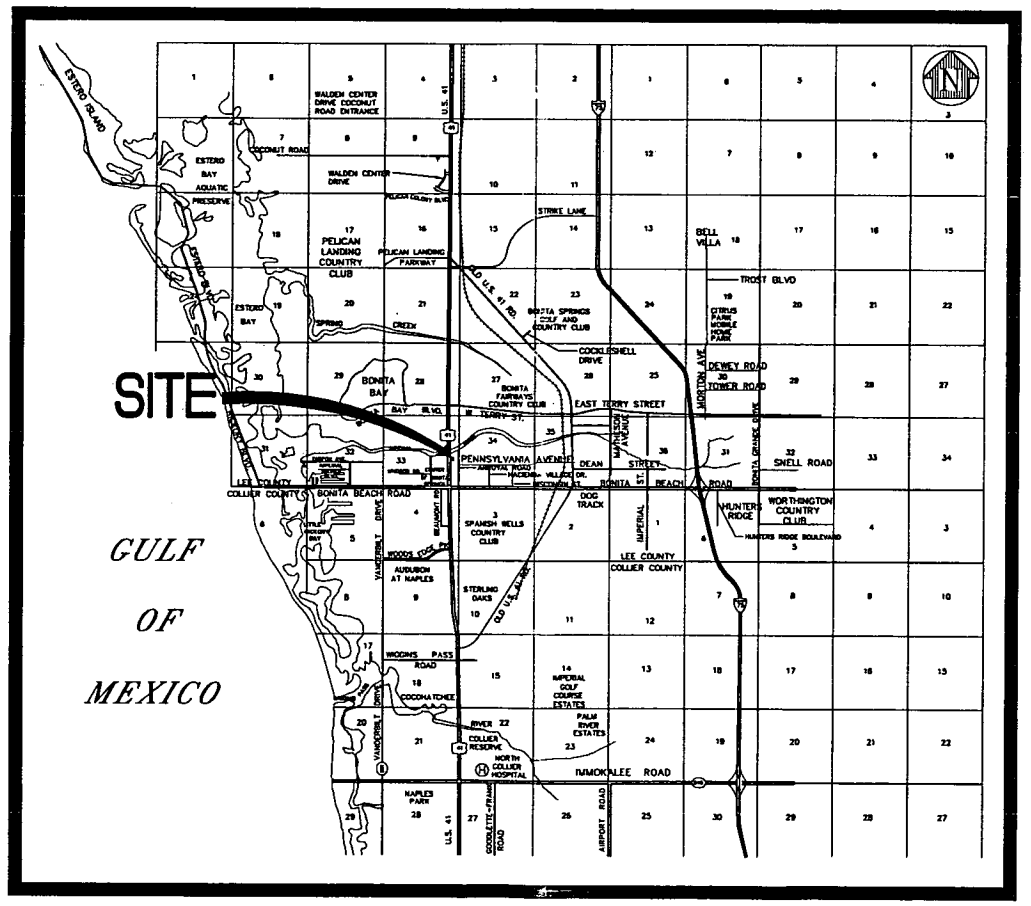
OWNER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093



LOCATION MAP

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWINGS
2.	MASTER CONCEPT PLAN
3.	CONCEPTUAL SURFACE WATER MANAGEMENT PLAN
4.	GENERAL NOTES
5.	AERIAL
6.	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

EXHIBIT II-D

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS ▪ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ▪ FORT MYERS (239) 690-4380 ▪ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 0005551 SURVEYING CERT. OF AUTH. LB 6990AV LANDSCAPE ARCHITECT BUSINESS LY #0000266
WWW.GRADYMINOR.COM

DESIGN BY: SJU
DRAWN BY: SJU
APPROVED: DWA
DATE: AUGUST 2006
REVISION DATE: MARCH 2007
FILE NAME: IRBSZ MCP-2
DRAWING NUMBER: 1 OF 6

G:\PROJ - PLANNING DWGS\LU BONITA SPRINGS CPD\IRBSZ MCP-2.dwg, COVER (1), 4/2/2007 1:37:32 PM

G:\PROJ - PLANNING DWGS\LU BONITA SPRINGS CPD\RBSZ MCP-2.dwg, MCP (11x17), 4/2/2007 1:37:36 PM

DCI 2006-00082

1. DEVIATIONS

Revision	Date	Description	By
1	1/2/07	Per County Comments	SU
2	3/07	Per County Comments	SU

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS ▪ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ▪ FORT MYERS (239) 690-4380 ▪ NORTH PORT (941) 426-2856
WWW.GRADYMINOR.COM

DESIGNED BY: CGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 50'

EXHIBIT IV-F
MASTER CONCEPT PLAN

LU/BONITA SPRINGS CPD

DATE: AUGUST 2006
FILE NAME: RBSZ MP-2
DRAWING NUMBER 2 OF 6

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N

EASTERLY RIGHT OF WAY LINE

692.8'

E.O.P.

331.3'

U.S. 41 (S.R. 45) TAMIAMI TRAIL (ARTERIAL ROAD)
(RIGHT-OF-WAY WIDTH VARIES)

POTENTIAL INTERCONNECT

EXISTING USE: VACANT
EXISTING ZONING: C-1A

EXISTING USE: VACANT
EXISTING ZONING: AG-2

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM6

10.0'

DUMPSTER

5' BUFFER PER LDC

NO BUFFER PER LDC (10' BUFFER PROVIDED)

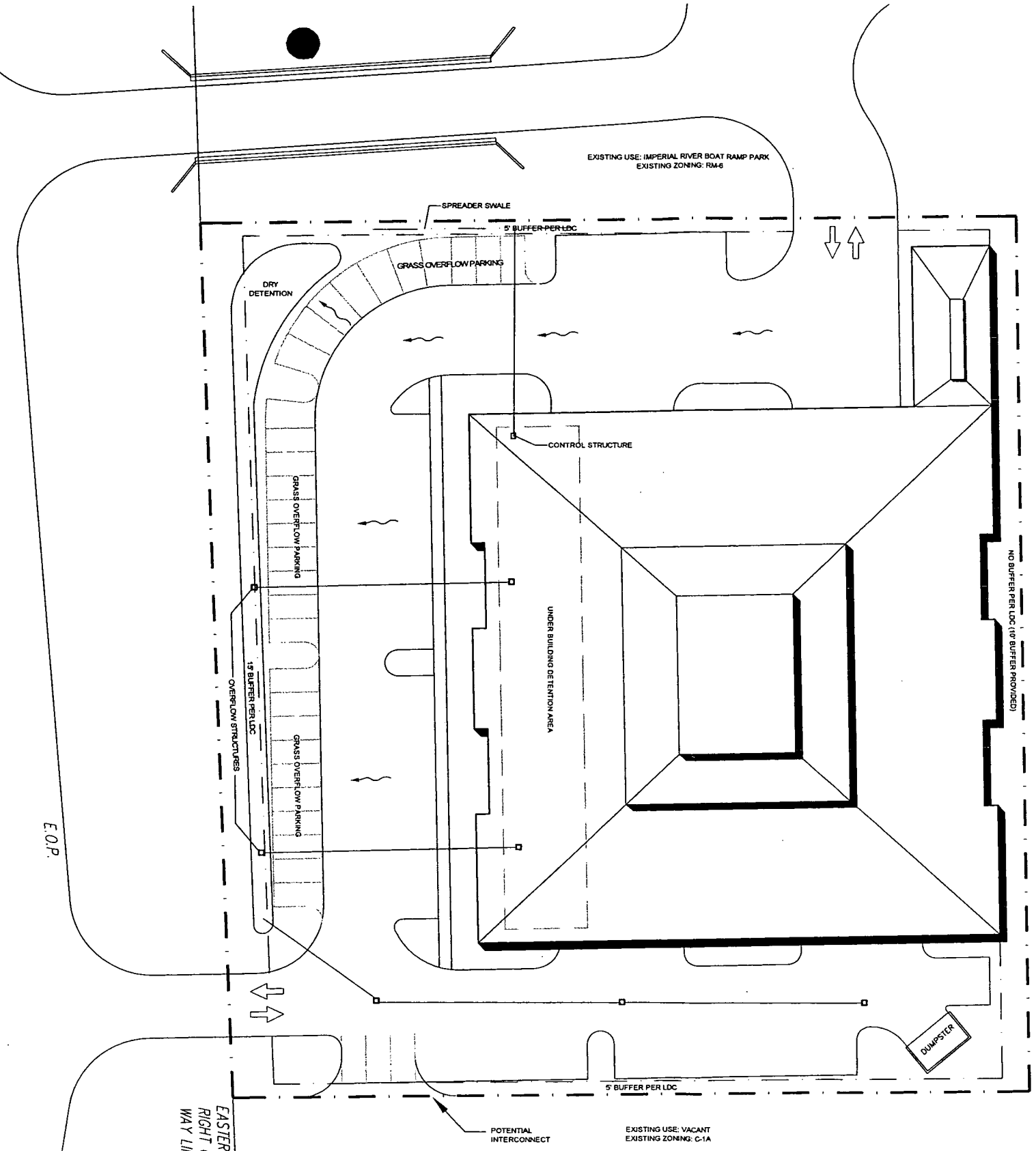
H/C

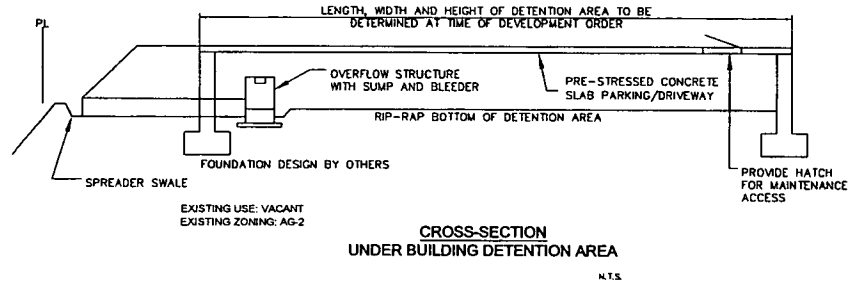
GRASS OVERFLOW PARKING

OFF-SITE DRAINAGE CONVEYANCE

15' BUFFER PER LDC

NORTH





CROSS-SECTION
UNDER BUILDING DETENTION AREA

N.T.S.

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DCI 2006-00087

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 25' 50'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 50'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS ▪ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ▪ FORT MYERS (239) 690-4330 ▪ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 0005161 SURVEYING CERT. OF AUTH. LB 0005161 LANDSCAPE ARCHITECT BUSINESS LV 26000266
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV-1
CONCEPTUAL SURFACE WATER MANAGEMENT PLAN

DATE: AUGUST 2006 | FILE NAME: IRBSZ MCP-2 | DRAWING NUMBER 3 OF 6

G:\PROJ - PLANNING DWGS\LU BONITA SPRINGS CPD\IRBSZ MCP-2.dwg, WMP (11x17), 4/5/2007 4:56:39 PM

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE, MAXIMUM 300)
MINI-WAREHOUSES (INDOOR SELF STORAGE, MAXIMUM 1,000 STORAGE UNITS)
OFFICE, GENERAL
RETAIL, SPECIALTY (GROUPS 1-4)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
STRAP NUMBERS:	01-48-25-B1-00002.0040
ADDRESS:	27661 SOUTH TAMIAMI TRAIL
TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)
OPEN SPACE	
REQUIRED:	0.45± ACRES (20%) 2.25 AC. X 20% = 0.45 ACRES
PROVIDED:	0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)	

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO TEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW A PORTION OF THE REQUIRED PLANT MATERIAL ON THE NORTH AND SOUTH SIDES TO BE DISPLACED TO THE WESTERN BUILDING PERIMETER PLANTING AREA, WHERE BUILDING INGRESS AND EGRESS POINTS PROHIBIT LANDSCAPE MATERIAL INSTALLATION. THE TOTAL PERIMETER PLANTING AREA PROVIDED SHALL EQUAL 10% OF THE BUILDING FOOTPRINT. THIS DEVIATION IS APPLICABLE ONLY FOR THE INDOOR SELF STORAGE OR BOAT STORAGE FACILITY USES.

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A 10-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 15-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2020(3)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

DEVIATION 4: FROM SECTION 34-2020(3)(J) WHICH REQUIRES ONE PARKING SPACE PER FOUR DRY BOAT STORAGE STALLS TO ALLOW ONE PARKING SPACE PER 12 DRY BOAT STORAGE STALLS AND UP TO 30 STABILIZED GRASS PARKING SPACES.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.
2. LEE TRAN ROUTE 150 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.

DEVELOPMENT STANDARDS

MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET (BOAT STORAGE), 45 FEET MINI WAREHOUSE (INDOOR SELF STORAGE), 35 FEET OFFICE OR RETAIL
MAXIMUM LOT COVERAGE:	80%
MAXIMUM BUILDING AREA:	
INDOOR STORAGE / BOAT STORAGE	110,000 SQUARE FEET OR
OFFICE / RETAIL	25,000 SQUARE FEET*

*LIMITED TO A MAXIMUM OF 15,000 SQUARE FEET OF RETAIL

SETBACKS

	PROPOSED
NORTH	15'
SOUTH	25'
EAST	10'
WEST	25'

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LEGAL DESCRIPTION:

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

G:\PROJ - PLANNING DWGS\LU BONITA SPRINGS CPD\IRBSZ MCP-2.dwg, NOTES (4), 4/2/2007 1:37:34 PM

DCI 2006-00087

OWNER/DEVELOPER
LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

DESIGNED BY: OGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: N.T.S.

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-4380 ■ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 000561 SURVEYING CERT. OF AUTH. LB 000561 LANDSCAPE ARCHITECT BUSINESS LV 0000266
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV-F
GENERAL NOTES

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBSZ MCP-2	4 OF 6

G:\PROJ - PLANNING DWGS\LU BONITA SPRINGS CPD\RBSZ MCP-2.dwg, AERIAL (11x17), 4/3/2007 9:33:34 AM

DCI 2006-00087

OWNER/DEVELOPER
LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
1	1/2/07	Per County Comments	SU
2	3/07	Per County Comments	SU

NORTH

0' 25' 50'

DESIGNED BY: OGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 50'

Q. GRADY MINOR & ASSOCIATES, P.A.
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BONITA SPRINGS ■ FORT MYERS ■ NORTH PORT
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LU/BONITA SPRINGS CPD

EXHIBIT IV-N
AERIAL

DATE: AUGUST 2006
FILE NAME: RBZ MP-2
DRAWING NUMBER 5 OF 6

COMMUNITY DEVELOPMENT SERVICES
ARK - 6 2007

EXISTING USE: VACANT
EXISTING ZONING: AG-2

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2

NO BUFFER PER LDC (10' BUFFER PROVIDED)

EXISTING USE: VACANT
EXISTING ZONING: C-1A

5' BUFFER PER LDC

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

5' BUFFER PER LDC

15' BUFFER PER LDC

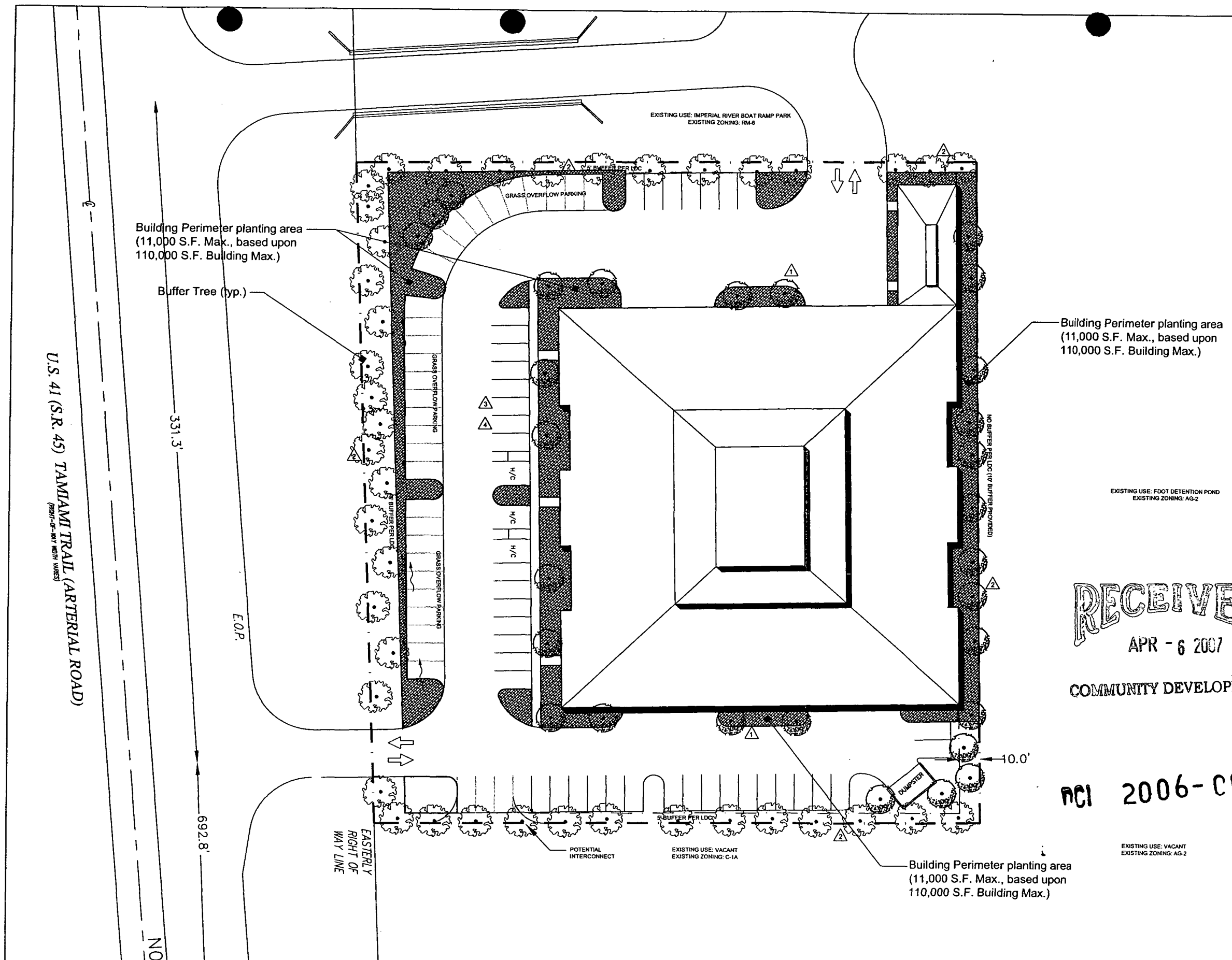
EASTERN RIGHT OF WAY LINE

E.O.P.

692.3'

331.3'

U.S. 41 (SR 45) TAMIAMI TRAIL (ARTERIAL ROAD)
(100' R/W - 6 LANE DIVIDED)



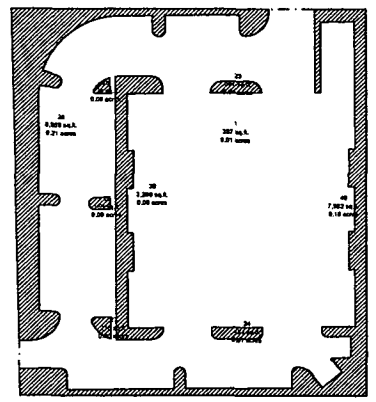
LANDSCAPE CALCULATION TABLE:

BUFFERS.
NORTH: 300' TYPE 'A'- 12 TREES REQUIRED
EAST: N/A
SOUTH: 294' - TYPE 'A' - 12 TREES REQUIRED
WEST: 331' - TYPE 'D' - 17 TREES / CONTINUOUS HEDGE

BUILDING PERIMETER.
10% GROSS GROUND FLOOR LEVEL AREA REQUIRED

MINIMUM LANDSCAPE REQUIREMENTS.
ONE CANOPY TREE PER 3,500 S.F. OF DEVELOPED SITE AREA.
98,010 S.F. OF LOT AREA / 3,500 S.F. = 29 TREES REQUIRED

Open Space = 21,561sq. ft. / 0.5± ac.



OPEN SPACE DIAGRAM
not to scale

RECEIVED
APR - 6 2007
COMMUNITY DEVELOPMENT

DCI 2006-00087

QGM DESIGN 3800 VIA DEL REY BONITA SPRINGS, FL 34134	OWNER/DEVELOPER LU BONITA SPRINGS, LLC 800 FRONTAGE ROAD NORTHFIELD, ILLINOIS 60093	2 3/07 Per County Comments SU 1 1/2/07 Per County Comments SU Revision Date Description By	NORTH 0' 25' 50' 100'

DESIGNED BY:	JSC
DRAWN BY:	JSC
APPROVED:	DWA
JOB CODE:	IRBSZ
SCALE:	1" = 50'

Q. GRADY MINOR & ASSOCIATES, P.A.
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WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD
EXHIBIT IV-F
CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

DATE:	FILE NAME:	DRAWING NUMBER
MARCH 2007	RBSZ-LA	6 OF 6

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DEAN STREET MPD

SCHEDULE OF USES
EXHIBIT IV-G

15 Copies

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DCI 2006-00086

DEAN STREET MPD

EXHIBIT IV-G
SCHEDULE OF USES

MPD – MIXED USE PLANNED DEVELOPMENT

RESIDENTIAL

ACCESSORY USES (INCLUDING CARPORTS)
CLUB, PRIVATE
CONSUMPTION ON PREMISES (IN CONJUNCTION WITH PRIVATE CLUB)
DWELLING UNIT (72), MULTI-FAMILY, TOWNHOUSE
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
FISHING PIERS, EXISTING ONLY
MODEL UNITS
BOAT DOCKS AND RAMP, EXISTING ONLY
RECREATIONAL FACILITIES, PRIVATE ON-SITE
SIGNS, IN COMPLIANCE WITH THE LDC
TEMPORARY SALES OFFICE

COMMERCIAL

ACCESSORY USES
ADMINISTRATIVE OFFICES
ANIMAL CLINIC WITH KENNEL
ATM (AUTOMATIC TELLER MACHINE)
AUTO PARTS STORE
AUTOMOTIVE REPAIR AND SERVICE (GROUP I)
BAIT AND TACKLE STORE
BANKS AND FINANCIAL ESTABLISHMENTS (GROUPS I AND II)
BOAT PARTS STORE
BUILDING MATERIALS SALES
BUSINESS SERVICES (GROUPS I AND II)
CAR WASH
CLEANING AND MAINTENANCE SERVICES
CLOTHING STORES, GENERAL
CLUBS - COMMERCIAL, FRATERNAL, MEMBERSHIP ORGANIZATION, PRIVATE
COCKTAIL LOUNGE IN CONJUNCTION WITH RESTAURANT OR HOTEL/MOTEL
CONSUMPTION ON PREMISES
CONTRACTORS AND BUILDERS (GROUP I)
CONVENIENCE FOOD AND BEVERAGE STORE
CULTURAL FACILITIES
DAY CARE CENTER - ADULT OR CHILD
DEPARTMENT STORE
DRIVE-THRU FOR ANY PERMITTED USE
DRUG STORES
DWELLING UNIT, MULTI-FAMILY (72 DWELLING UNITS)
EMERGENCY MEDICAL SERVICE (AMBULANCE STATION)
ESSENTIAL SERVICES

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DCI 2006-00086

ESSENTIAL SERVICES FACILITIES
EXCAVATION, WATER MANAGEMENT
FACTORY OUTLETS (POINT OF MANUFACTURE ONLY)
FENCES, WALLS
FIRE STATION
FOOD STORES (GROUP I)
FUNERAL HOME AND MORTUARY (WITH OR WITHOUT CREMATORY)
GIFT AND SOUVENIR SHOP
HARDWARE STORE
HEALTHCARE FACILITIES (GROUPS I THROUGH III)
HOBBY, TOY AND GAME SHOPS
HOUSEHOLD/OFFICE FURNISHINGS-ALL GROUPS
INSURANCE COMPANIES
LAUNDRY AND DRY CLEANING (GROUP I)
LAWN AND GARDEN SUPPLY
LAWN AND GARDEN SUPPLY STORES
LIBRARY
MEDICAL OFFICE
NON-STORE RETAILERS (GROUPS I AND III)
OUTDOOR DISPLAY OF MERCHANDISE (SEASONAL)
OUTDOOR SEATING IN CONJUNCTION WITH PERMITTED USES
PACKAGE STORES
PAINT, GLASS AND WALLPAPER
PARKING LOT COMMERCIAL
PERSONAL SERVICES (GROUPS I THROUGH IV)
PET SERVICES
PET SHOP
PHARMACY
PLACE OF WORSHIP
POLICE OR SHERIFF'S STATION
POST OFFICE
PRINTING AND PUBLISHING
REAL ESTATE SALES OFFICE
RECREATION, COMMERCIAL, ALL GROUPS
RECREATIONAL FACILITIES (GROUP IV)
RELIGIOUS FACILITIES
RENTAL OR LEASING ESTABLISHMENTS (GROUPS II AND III)
REPAIR SHOPS-GROUPS I, II, III, IV, AND V
RESEARCH AND DEVELOPMENT LABORATORIES-GROUPS II, IV
RESTAURANT, FAST FOOD
RESTAURANTS (GROUPS I THROUGH IV)(CONSUMPTION ON PREMISES)
RETAIL AND WHOLESALE SALES, WHEN CLEARLY INCIDENTAL AND SUBORDINATE TO A PERMITTED PRINCIPAL USE ON THE SAME PREMISES
SCHOOLS, COMMERCIAL
SELF SERVICE FUEL PUMPS
SIGNS IN ACCORDANCE WITH CHAPTER 30
SPECIALTY RETAIL SHOPS (GROUPS I THROUGH IV)
STUDIOS
TEMPORARY USES
USED MERCHANDISE STORES-GROUPS I, II, III AND IV
VARIETY STORE

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APR 0 6 2007

DCI 2006-00086

Q. GRADY MINOR & ASSOCIATES, P.A.
Civil Engineers ■ Land Surveyors ■ Planners ■ Landscape Architects

MARK W. MINOR, P.E.
JOSHUA R. EVANS, P.E.
MICHAEL T. HERRERA, P.E.
DAVID W. SCHMITT, P.E.
MICHAEL J. DELATE, P.E.
ELIZABETH A. FOUNTAIN, P.E.
ANDRES F. CORREA, P.E.

D. WAYNE ARNOLD, A.I.C.P.
KEITH A. STEPHENSON, P.S.M.
JUAN A. ARAQUE, P.S.M.
HEIDI K. WILLIAMS, A.I.C.P.
D. KENT CARLYLE, R.L.A.
KENNETH W. PAHUTSKI, P.S.M.
PAMELA M. HYYTI

May 16, 2008

RECEIVED
MAY 19 2008
COMMUNITY DEVELOPMENT

Mr. Josh Philpott, AICP
Lee County Division of Zoning
1500 Monroe Street
Fort Myers, FL 33901

RE: LU Bonita Springs CPD; DCI2006-00087

Dear Mr. Philpott:

This letter responds to the email correspondence you provided to us relating to comments from Environmental Services Staff. You had also indicated that you had comments from the City of Bonita Springs related to the architecture of the east facing building facades. I met with the Bonita Springs City Manager and agreed that we would agree to add a zoning condition, requiring that the east façade of the proposed boat storage building would include architectural embellishments and details to insure that views from Arroyal Road were not of a blank wall structure. We can work on an appropriate condition as you develop your staff report for the August Zoning Board Hearing.

The other comments are addressed below. The MCP and its related exhibits have been modified to correspond to the responses.

ES staff had questions regarding the MCP, SWM Plan, and Landscape Plan. These questions have been addressed below. Additionally, the Master Plan does depict adequate areas to provide water quality treatment meeting state standards.

1. The cross sections provided are not labeled on the SWM plan. Please depict on the plan the location of the cross section.

Response: The locations of the cross sections are now shown on the MCP.

2. ES staff is not sure where retaining walls are proposed and can not envision how the landscape planting plan can be achieved given the cross section provided. Please provide a cross section through the center of the dry detention. Please depict on the SWM Plan the location and label proposed retaining walls. ES staff does not concur that the use of

(239) 947-1144 ■ FAX (239) 947-0375 ■ Web Site: www.gradyminor.com
3800 Via Del Rey ■ Bonita Springs, Florida 34134-7560
EB 0005151 ■ LB 0005151 ■ LC 26000266

DCI2006-00087

retaining walls surrounding the planted dry detention as it appears on cross section C softens the transition from the wetland to the development. Please address how the transition is achieved.

Response: The retaining walls will be located next to the dry detention in the northwest portion of the site but only next to the proposed parking to allow for more planting area. The west side of the detention will not have a retaining wall but will slope to natural grade (section B). In that area, the slope will be planted with specifics plantings that are suitable for the given elevations. There will also be a retaining wall next to the parking area in the front (Section A). That wall will also allow supplemental plantings that would normally be located in those conditions and also allow additional appropriate retention of any native vegetation. The dry detention on the north side will have a retaining wall (Section C) only because there is insufficient room to slope back to grade at the property line and allow for a spreader swale. Please refer to the revised sections on the plan.

3. Is stabilized grass parking still proposed? (not depicted on site plan but still in General Notes: #3.)

Response: Stabilized grass parking is no longer proposed.

4. Cross sections depict a L.B.E.? Is this an easement?

Response: This reference has been removed. It is a landscape buffer but not an easement.

Please contact me if you need any further information.

Sincerely,

D. Wayne Arnold, AICP

C: Neale Montgomery
Robert Soudan, Sr.
Rae Ann Boylan

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MAY 19 2008
COMMUNITY DEVELOPMENT
DCI2006-00087

Q. GRADY MINOR & ASSOCIATES, P.A.

Civil Engineers ■ Land Surveyors ■ Planners ■ Landscape Architects

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JOSHUA R. EVANS, P.E.
MICHAEL T. HERRERA, P.E.
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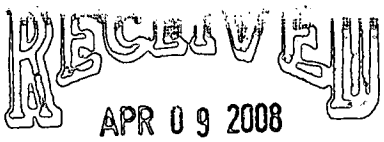
KENNETH W. PAHUTSKI, P.S.M.
PAMELA M. HYYTI

April 9, 2008



Mr. Josh Philpott, AICP
Lee County Division of Zoning
1500 Monroe Street
Fort Myers, FL 33901

RE: LU Bonita Springs CPD; DCI2006-00087

Dear Mr. Philpott:

Enclosed are copies of the revised master concept plan set for the LU Bonita Springs CPD. We have revised the master plan and open space exhibit to reflect an additional open space/wetland area in the northwest portion of the site. Based on our previous meeting with Environmental Services and Zoning staff, we believe that the plan demonstrates compliance with the City of Bonita Springs Comprehensive Plan policies requiring minimization of impacts to identified wetlands.

Further, Boylan Environmental has prepared a conservation and coastal management assessment which discusses the status of the identified wetland. This information was previously transmitted to you electronically. Please contact Rae Ann Boylan or Neale Montgomery if you need any further information.

Sincerely,

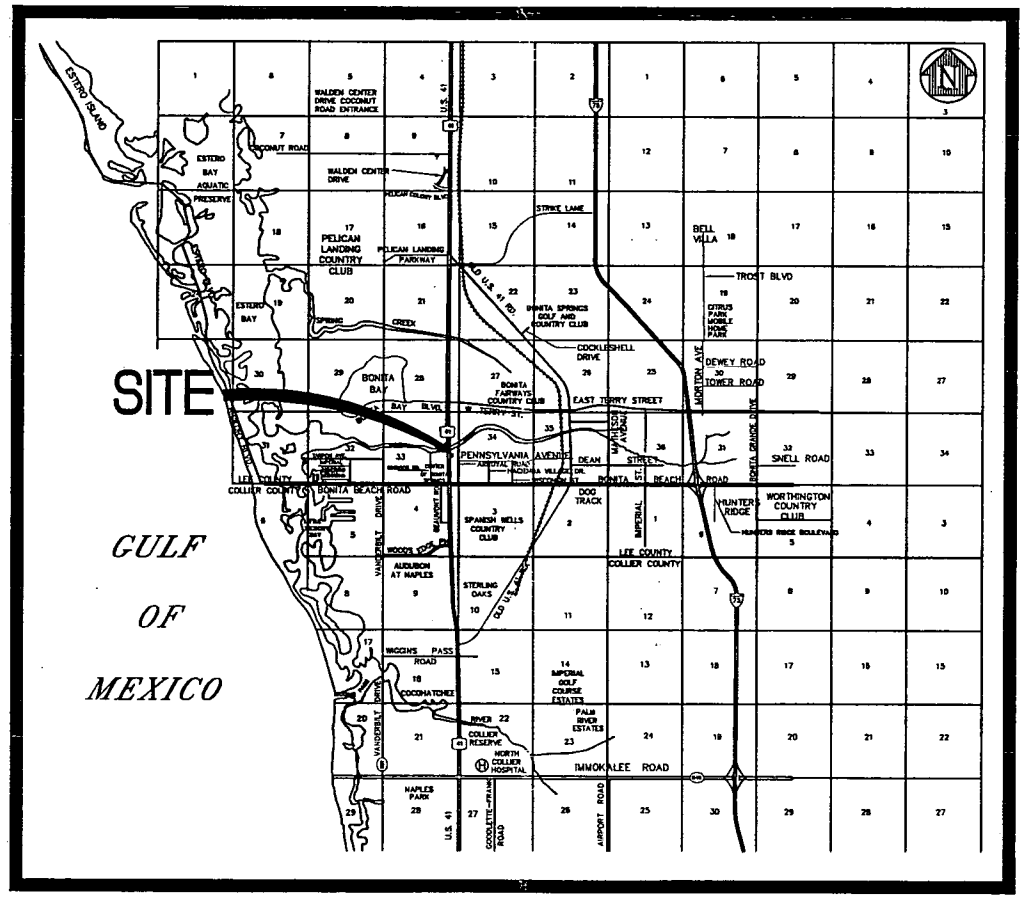
FOR:
D. Wayne Arnold, AICP

C: Neale Montgomery
Robert Soudan, Sr.
Rae Ann Boylan

LU/BONITA SPRINGS CPD

LOCATED IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

RECEIVED
MAY 19 2008
COMMUNITY DEVELOPMENT



LOCATION MAP

OWNER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWINGS
2.	MASTER CONCEPT PLAN
3.	CONCEPTUAL SURFACE WATER MANAGEMENT PLAN
4.	GENERAL NOTES
5.	AERIAL
6.	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

Q. GRADY MINOR & ASSOCIATES, P.A.
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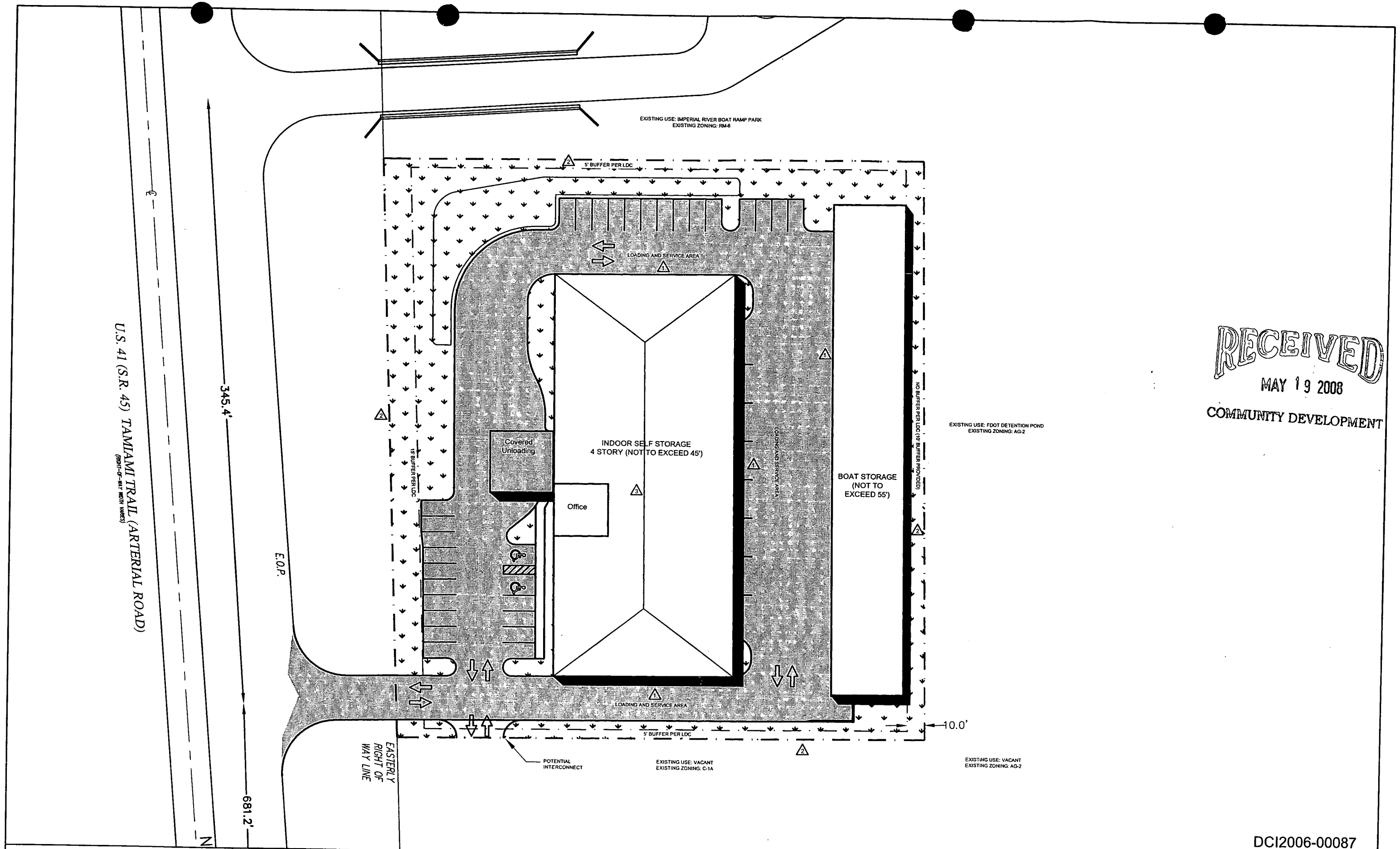
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-4380 ■ NORTH PORT (941) 426-5858
WWW.GRADYMINOR.COM

EXHIBIT II-D
DCI2006-00087

DESIGN BY: SJU
DRAWN BY: SJU
APPROVED: DWA
DATE: AUGUST 2006
REVISION DATE: MAY, 2008
FILE NAME: IRBSZ MCP-5
DRAWING NUMBER: 1 OF 6

G:\PROJ - PLANNING DWGS\LU BONITA SPRINGS CPD\IRBSZ MCP-5.dwg, 5/13/2008 9:54:47 AM, \\termserver3a\Canon iR6570 PCL6

G:\PROJ - PLANNING DWGS\LU BONITA SPRINGS CPD\IRBSZ MCP-5.dwg, 5/13/2008 9:54:51 AM, \\termserver3a\Canon iR6570 PCL6



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MAY 19 2008
COMMUNITY DEVELOPMENT

DCI2006-00087

1. DEVIATIONS

OPEN SPACE = 26,126 SQ. FT.

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
6	5/08	Revise Cross Sections WMP	SU
5	3/08	Revise Parking and Detention Area	SU
4	1/08	Add Parallel Parking	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 25' 50'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 50'

Q. GRADY MINOR & ASSOCIATES, P.A.
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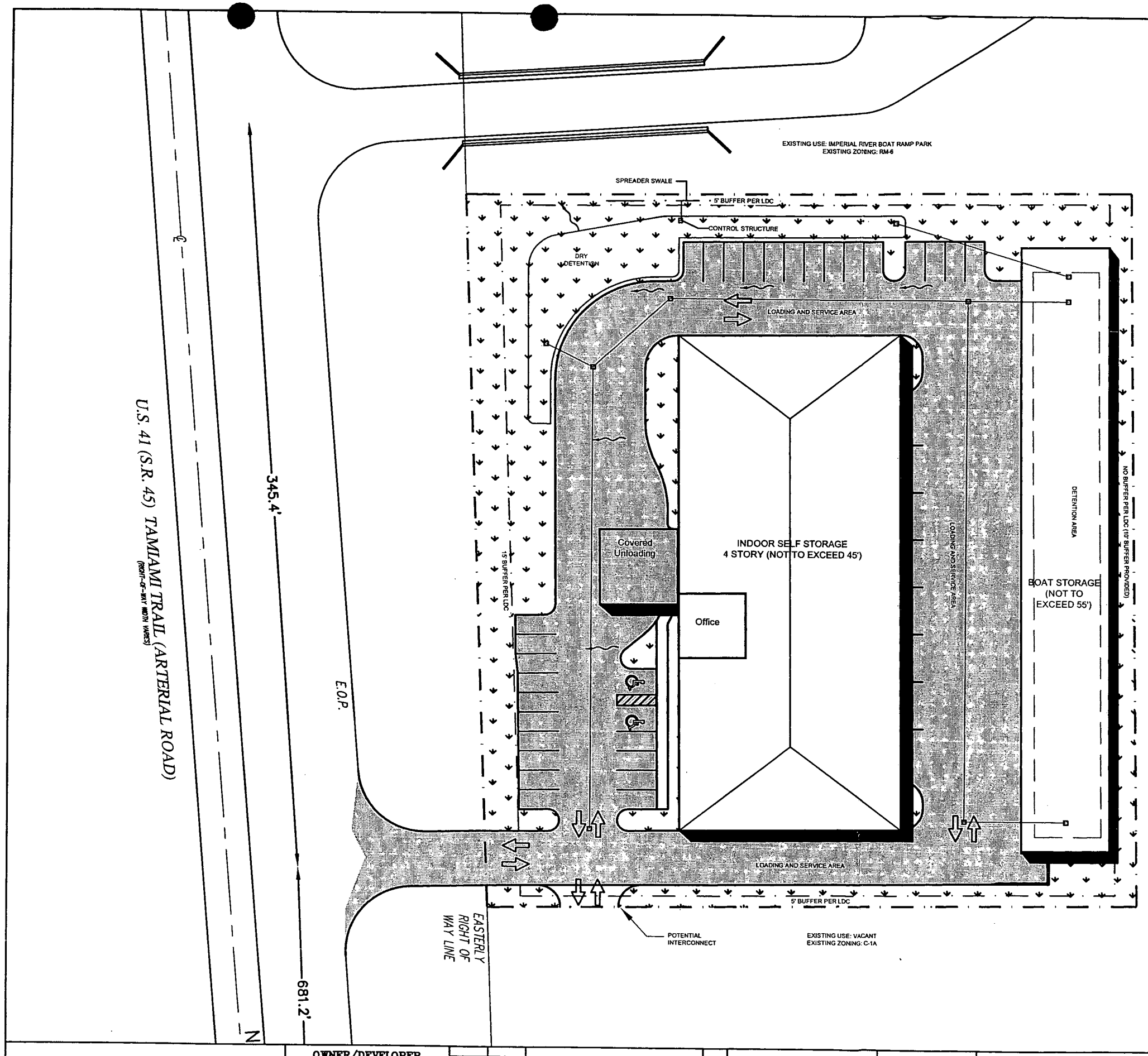
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-4360 ■ NORTH PORT (941) 426-5858
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

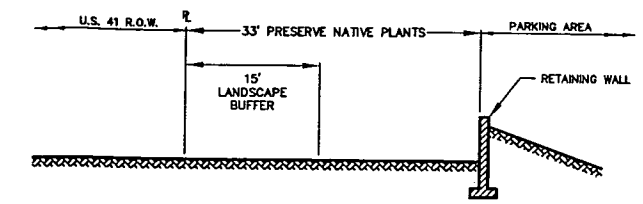
EXHIBIT IV–F
MASTER CONCEPT PLAN

DATE: AUGUST 2006 | FILE NAME: MSTR-5 | DRAWING NUMBER 2 OF 6

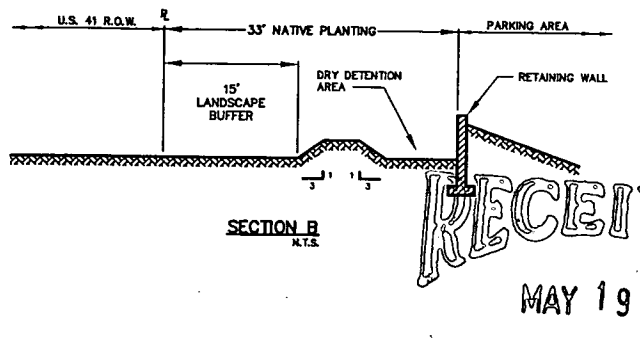


WATER MANAGEMENT NARRATIVE:

STORMWATER RUNOFF FROM THE DEVELOPED SITE WILL BE COLLECTED AND DIRECTED TO A DRY PRE-TREATMENT AREA. ONCE PRE-TREATMENT/WATER QUALITY VOLUMES ARE ACHIEVED, THE STORMWATER WILL OVERFLOW INTO AN UNDER BUILDING DETENTION AREA. THE UNDER BUILDING DETENTION WILL BE PROVIDED UNDER THE BOAT STORAGE BUILDING ONLY. THE BOAT STORAGE STRUCTURE WILL PROVIDE RACKED BOAT STORAGE AND WILL HAVE NO FLOOR. THE BUILDING WILL BE ACCESSIBLE ALONG THE ENTIRE DRIVEWAY LENGTH (ON THE WEST SIDE OF THE BUILDING ON CURRENT PLAN). OFF-SITE DISCHARGE WILL BE CONTROLLED WITH A DRAINAGE STRUCTURE THAT DISCHARGES TO THE NORTH VIA AN ON-SITE SPREADER SWALE.



SECTION A
N.T.S.



SECTION B
N.T.S.

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2

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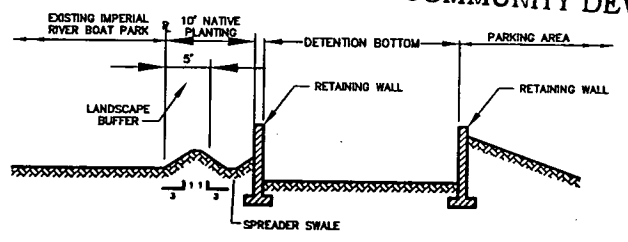

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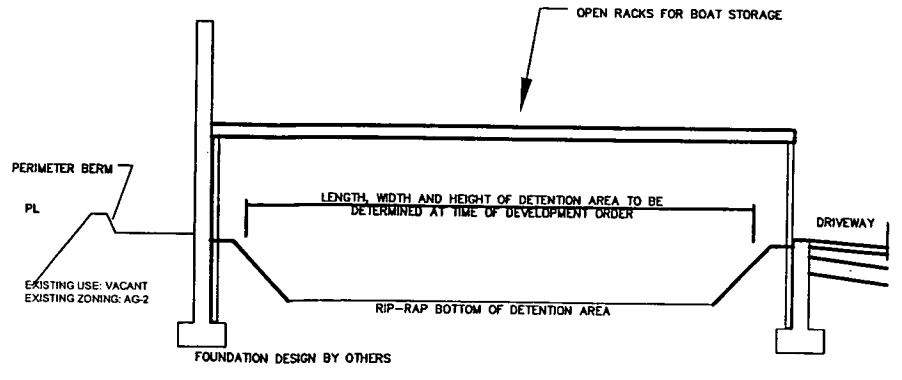

CROSS-SECTION
UNDER BUILDING DETENTION AREA
N.T.S.

DCI2006-00087

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
6	5/08	Revise Cross Sections WMP	SU
5	3/08	Revise Parking and Detention Area	SU
4	1/08	Add Parallel Parking	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 25' 50'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 50'

Q. GRADY MINOR & ASSOCIATES, P.A.
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LU/BONITA SPRINGS CPD

EXHIBIT IV-1
CONCEPTUAL SURFACE WATER MANAGEMENT PLAN

DATE: AUGUST 2006 | FILE NAME: IRBSZ MCP-5 | DRAWING NUMBER 3 OF 6

G:\PROJ - PLANNING DWGS\LU BONITA SPRINGS CPD\IRBSZ MCP-5.dwg, 5/13/2008 9:54:56 AM, \\termserver3a\Canon iR6570 PCL6

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE, MAXIMUM 100)
MINI-WAREHOUSES (INDOOR SELF STORAGE, MAXIMUM 1,000 STORAGE UNITS)
OFFICE, GENERAL
RETAIL, SPECIALTY (GROUPS 1-4)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
STRAP NUMBERS:	01-48-25-B1-00002.0040
ADDRESS:	27661 SOUTH TAMIAMI TRAIL
TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)
OPEN SPACE	
REQUIRED:	0.45± ACRES (20%) 2.25 AC. X 20% = 0.45 ACRES
PROVIDED:	0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)	

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO TEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW A PORTION OF THE REQUIRED PLANT MATERIAL ON THE NORTH, WEST AND SOUTH SIDES OF THE SELF STORAGE AND BOAT STORAGE BUILDINGS TO BE DISPLACED AS SHOWN ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN. WHERE BUILDING INGRESS AND EGRESS POINTS PROHIBIT LANDSCAPE MATERIAL INSTALLATION THE TOTAL PERIMETER PLANTING AREA PROVIDED SHALL EQUAL 10% OF THE BUILDING FOOTPRINT. THIS DEVIATION IS APPLICABLE ONLY FOR THE INDOOR SELF STORAGE AND BOAT STORAGE FACILITY USES. (PLEASE REFER TO CALCULATION ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN).

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A 10-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 20-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2020(3)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.
2. LEE TRAN ROUTE 150 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.

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DEVELOPMENT STANDARDS

MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET (BOAT STORAGE), 45 FEET MINI WAREHOUSE (INDOOR SELF STORAGE), 35 FEET OFFICE OR RETAIL
MAXIMUM LOT COVERAGE:	80%
MAXIMUM BUILDING AREA:	
INDOOR STORAGE / BOAT STORAGE	100,000 SQUARE FEET INDOOR SELF STORAGE AND 100 DRY BOAT STORAGE SPACES OR
OFFICE / RETAIL	25,000 SQUARE FEET*

*LIMITED TO A MAXIMUM OF 15,000 SQUARE FEET OF RETAIL

SETBACKS

	PROPOSED
NORTH	20'
SOUTH	25'
EAST	10'
WEST	25'

LEGAL DESCRIPTION:

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

DCI2006-00087

OWNER/DEVELOPER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
4	11/07	Revise Deviations	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: N.T.S.

Q. GRADY MINOR & ASSOCIATES, P.A.
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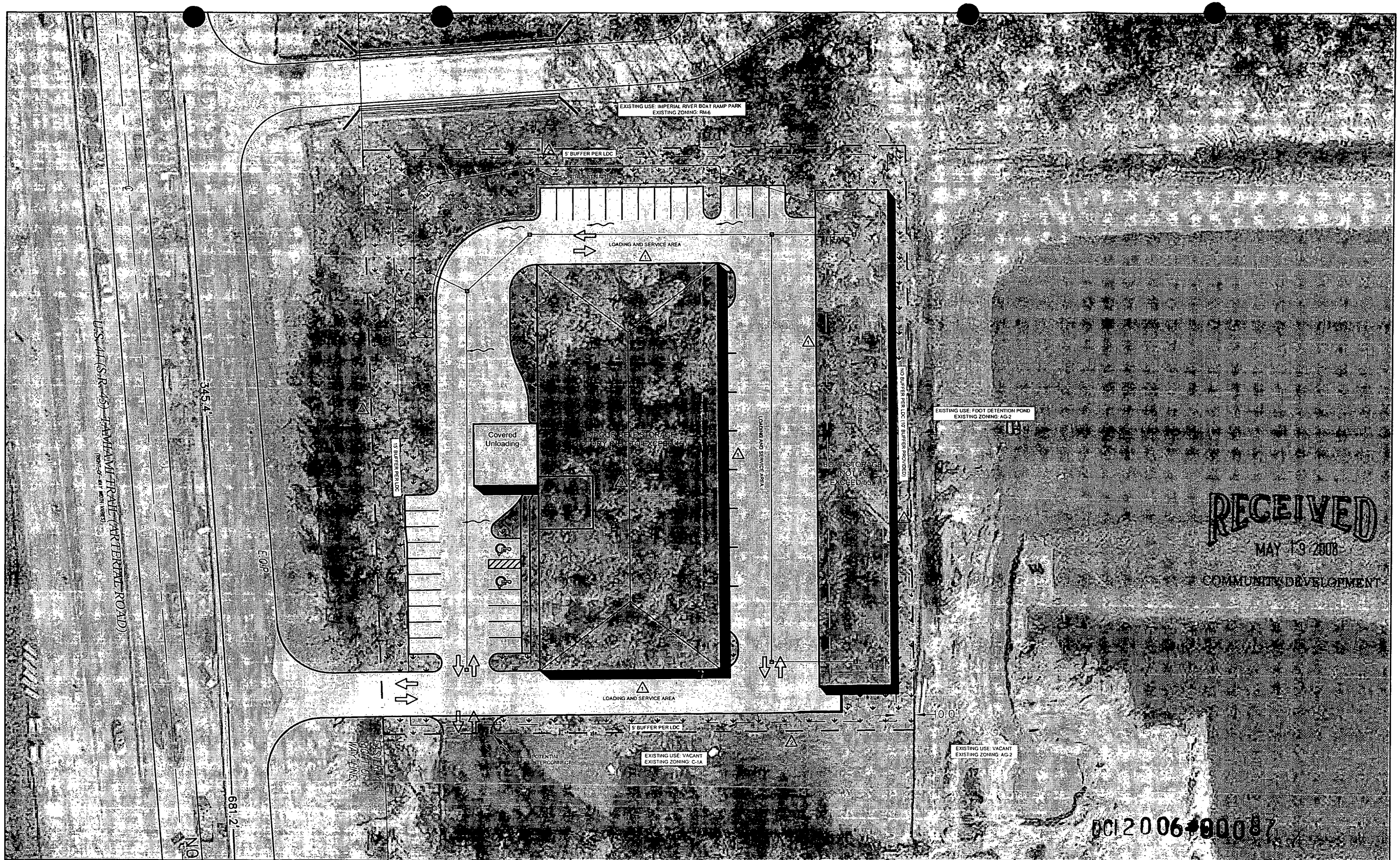
LU/BONITA SPRINGS CPD

EXHIBIT IV-F
GENERAL NOTES

DATE: AUGUST 2006 | FILE NAME: RBSZ MCP-5 | DRAWING NUMBER 4 OF 6



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COMMUNITY DEVELOPMENT

DCI2006-00087

DCI2006-00087

DATE AERIAL FLOWN: JANUARY 2006

OWNER/DEVELOPER
LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
6	5/08	Revise Cross Sections WMP	SU
5	3/08	Revise Parking and Detention Area	SU
4	1/08	Add Parallel Parking	SU
3	8/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 25' 50'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 50'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS ■ FORT MYERS ■ NORTH PORT
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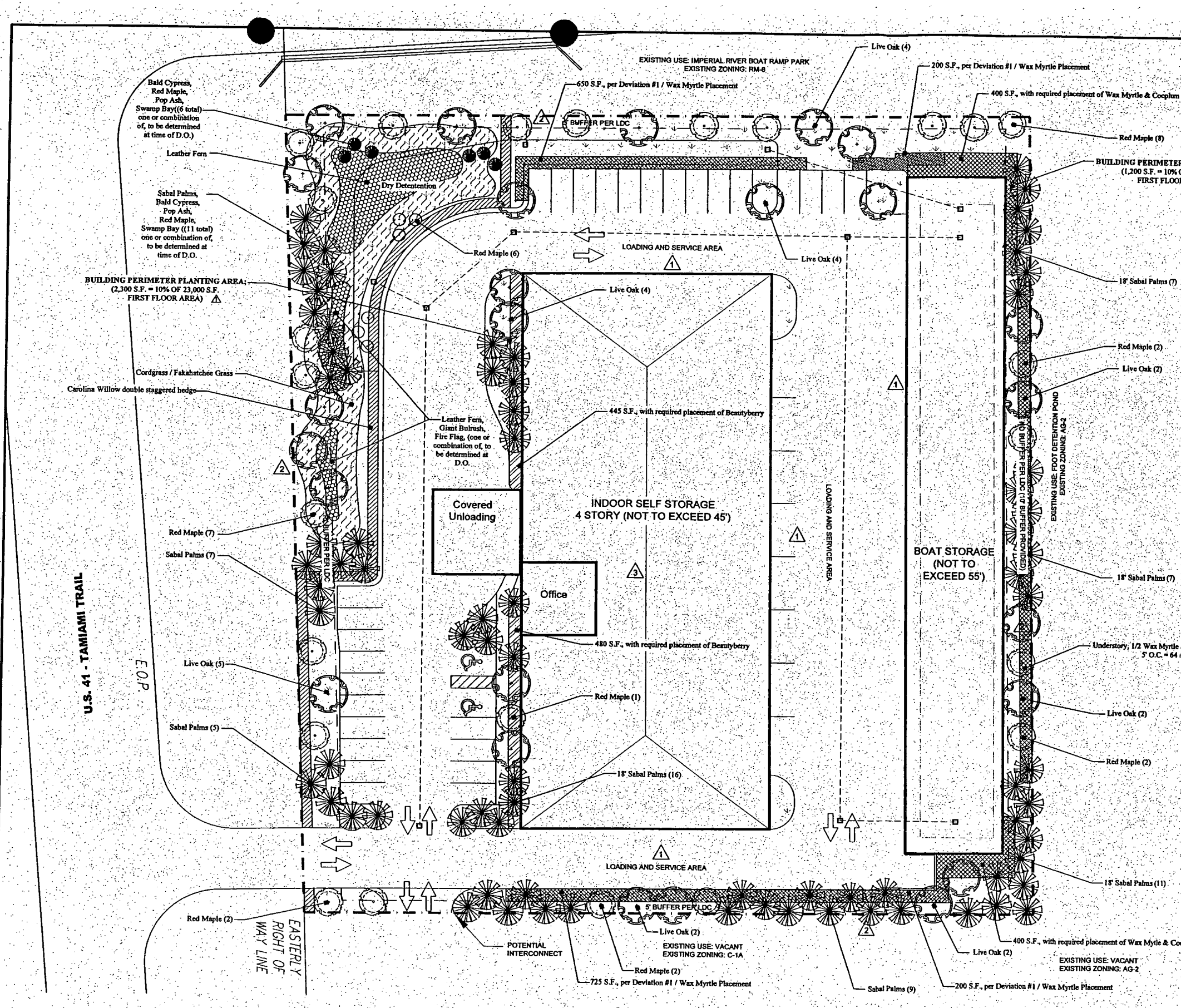
LU/BONITA SPRINGS CPD

EXHIBIT IV-N
AERIAL

DATE: AUGUST 2006
FILE NAME: IRSZ MCP-3
DRAWING NUMBER 5 OF 6



LANDSCAPE CALCULATION TABLE:

BUFFERS:

NORTH: 300' TYPE 'A' - 12 Trees Required
EAST: N/A
SOUTH: 294' - TYPE 'A' - 12 Trees Required
WEST: 331' - TYPE 'D' - 17 Trees / Continuous Hedge

⚠ BUILDING PERIMETER SUMMARY:

INDOOR S.S.
2,300 S.F. = 925 S.F., Adjacent
1,375 S.F., Displaced

BOAT STORAGE
1,200 S.F. = 800 S.F., Adjacent
400 S.F., Displaced

5' minimum width.

MINIMUM LANDSCAPE REQUIREMENTS:

ONE CANOPY TREE PER 3,500 S.F. OF DEVELOPED SITE AREA
98,010 s.f. of Lot Area / 3,500 s.f. = 29 Trees Required

⚠⚠] Deviations per Master Concept Plan and listed on sheet 4 of 6

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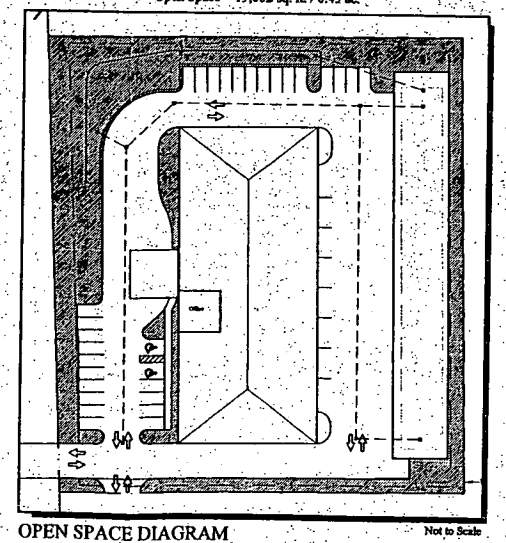
PLANT SCHEDULE:

TAG	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATION	NATIVE
TREES					
AC	6	Red Maple	Acer rubrum	6' O.A., 3'-5' SPR., 1 1/2 CAL.	Y
AC*	24	Red Maple	Acer rubrum	12' O.A., 6' SPR., 5' C.T.	Y
QV	25	Live Oak	Quercus virginiana	12' O.A., 6' SPR., 5' C.T.	Y
TA	6	Bald Cypress	Taxodium distichum	6' O.A., 3'-5' SPR., 1 1/2 CAL.	Y
PALMS					
SP	80	Sabal Palm	Sabal palmetto		Y
SHRUBS / ACCENTS					
ACR	190	Leather Fern	Acrostichum danaeifolium	1 G., 24" x 24", 48" O.C.	Y
CAL	119	American Beautyberry	Callicarpa americana	3 G., 24" x 24", 36" O.C.	Y
CHR	148	Carolina Willow	Salix caroliniana	3 G., 24" x 24", double staggered row	Y
CHR/MYR	181	Cocoplum / Wax Myrtle	Chrysobalanus icaco / Myrica cerifera	50 / 50 mix, 3 G., 24" x 24", 60" O.C.	Y
MYR	228	Wax Myrtle	Myrica cerifera	3 G., 24" x 24", 36" O.C.	Y
SPA / FAK	408	Cordgrass / Fakahatchee Grass	Sartina bekerii / Tripsacum floridana	50 / 50 mix, 1 G., 24" x 24", 48" O.C.	Y
GROUNDCOVERS / VINES / OTHERS					
SOD	T.B.D.	St. Augustine	Stenotaphrum secondatum 'Floratam'	Set on raked, suitable soil / remove rocks > 3/4" dia. / tight joints	N
	T.B.D.	Mulch		Fleetmulch, 3" thick after watering in **	
	T.B.D.	Planting Soil		7.0 pH, low fines, 60% organics (see L.A.)	
	T.B.D.	Root Barrier		Concrete per details / submit alt. to L.A.	

Open Space = 19,602 sq. ft. / 0.45 ac.



OPEN SPACE DIAGRAM — Not to Scale

DCI2006-00087

QGM DESIGN
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

Revision	Date	Description	By

DESIGNED BY: QGM
DRAWN BY: ESF
APPROVED: DKC
JOB CODE: IRBSZ
SCALE: 1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS ▪ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ▪ FORT MYERS (239) 690-4380 ▪ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 0005151 SURVEYING CERT. OF AUTH. LB 0005151 LANDSCAPE ARCH. BUSINESS LC 26000256
WWW.GRADYMINOR.COM

NORTH

LU / BONITA SPRINGS CPD

EXHIBIT IV - F
CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

DAVID KENT CARLYLE, R.L.A., A.S.L.A. 3800 VIA DEL REY BONITA SPRINGS, FLORIDA 34134 FLORIDA LICENSE NUMBER LA1517

MUNICIPALITY: CITY-OF-BONITA-SPRINGS
SUBMITTAL: CPD
DATE: MARCH, 2007
FILE NAME: IRBSZ-LA3
SHEET 6 OF 6

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LU Bonita Springs LLC
DCI2006-00087
Comment received during a March 14, 2008 meeting w/ Lee County

The development proposes to impact inventoried wetland #11 (See Figures 3 & 4 of the City of Bonita Springs Comprehensive Plan). Per Policy 15.1.6 the natural functions of wetlands located in the city, as identified in wetland inventory and evaluation contained in the Conservation and Coastal Element, shall be maintained and not degraded and degraded wetlands shall be restored whenever possible. The City of Bonita Springs has expressed concern over the impact to the inventoried wetlands, ES staff will require the applicant to address compliance with the above referenced policy prior to presentation to the hearing board.

Please see the attached Conservation and Coastal Management Discussion with attachments. Included in the analysis is a breakdown of the wetland score for wetland #11, a discussion on the accuracy of the city's evaluated wetland map, photos of the onsite wetlands and onsite and offsite uplands, a FLUCFCS map created by Turrell and Associates and SFWMD staff report for impacts to wetlands that appear to be located within the evaluated wetland #11.

Dev. #1 The Conceptual Landscape Plan submitted illustrates a portion of the building perimeter plantings as required by LDC Sec. 3-416B displaced to open space areas along the north and south property lines. ES staff has 2 concerns:

1- A portion of the displaced perimeter planting area along the north property line falls within the proposed dry detention. Per LDC Sec. 3-416B water management areas may not be part of this five foot planting area.

2- The conceptual landscape plan does illustrate the required 10% perimeter planting areas but does not address how the perimeter planting in conjunction with required buffers, general tree, and parking landscaping design provided visual buffering to soften the height of the buildings.

As requested previously, please revise the MCP Conceptual Landscape plan to include cross sections illustrating how landscaping requirements in conjunction with displaced building perimeter plantings and the abutting building perimeter planting areas provide visual illustrations how it will be accomplished. Please contact ES staff for further clarification if needed.

Please see the attached revised MCP Conceptual Landscape which includes illustrations on how landscaping requirements in conjunction with displaced building perimeter plantings and the abutting building perimeter planting areas provide visual illustrations.

The proposed site design will impose limitations for the general tree requirement and other landscaping requirements per LDC Sec. 3-416. Therefore, ES staff is requesting a detailed landscape plan that delineates locations for all code-required buffer, general, parking canopy trees. Please provide a detail landscape plan that delineates the general tree, buffers, parking tree canopy and building perimeter plantings requirements. –ES staff still has many concerns over the conceptual landscape plan submitted and plantable area.

Please see the attached Conceptual Landscape plan.

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LOCK UP

DCI 2006-00087

Conservation and Coastal Management Discussion

DCI2006-00087

Boylan Environmental Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments

11000 Metro Parkway, Suite 4
Fort Myers, Florida, 33912
Phone: (239) 418-0671 Fax: (239) 418-0672

April 3, 2008

DCI 2006-00087

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Introduction

The site is located in portions of Section 33, Township 47 South, Range 25 East, in Lee County, Florida. Specifically, it is situated immediately east of Bonita Beach Road, south of the Bonita Beach Community Boat Ramp and less than half of a mile north of Bonita Beach Road.

Within the City of Bonita Springs Comprehensive Plan Conservation /Coastal Management Element Plan Objective 4.1 states that "Within the coastal planning area, the City of Bonita Springs shall continue to manage and regulate, on an ongoing basis, environmentally critical areas to conserve and enhance their natural functions. Environmentally critical areas include wetlands (as defined in Wetlands Goal #15)".....The site appears to be located within the evaluated wetland #11 as displayed in Figures 3 and 4 of the City of Bonita Springs Comprehensive Plan.

Evaluated Wetland Discussion

The wetlands within the Comprehensive Plan were evaluated based on several factors including size, connectivity, landscape diversity of the adjacent areas, shape, intactness, uniqueness, quality of the surrounding areas, and community values. The scoring methodology is outlined in the table below.

Table 1: Wetland Scoring Method

Score for Criterion	Size	Connected-ness	Landscape Diversity of Adj. Area	Shape	Intact-ness	Unique-ness	Quality of Adj. Area	Community Values
3	>50 ac.	Major connection to flowing water	Wetland bordered by three or more habitats	Amoeba	Undisturbed	Scarce	Un-disturbed	Direct relation-ship to estuary or river/ creek system
2	10.1-50 ac.	Minor connection adjacent to flowing water	Bordered by two habitats	Oval/ Square/ Rectangle	Minor alterations	Un-common	Minor alterations	NA
1	0.5-10 ac.	Isolated	Bordered by one habitat	Circle	Major Alterations	Common	Major Alterations	NA
Scoring: 16.5-24 = High 12.5-16.0 = Moderate 8-12 = low								

Table 2: Scoring for Wetland #11

	Size	Connected-ness	Landscape Diversity of Adj. Area	Shape	Intact-ness	Unique-ness	Quality of Adj. Area	Community Values	Total
Bonita Spring	2	3	2	3	1	2	1	3	16.5
Boylan Environmental Consultants	1	3	1	1	1	1	1	3	12

Table 2 includes the documented scores for wetland 11 and Boylan Environmental Consultants scores for the wetland based on current site conditions. The City of Bonita Springs scores place the wetland on the property as high importance for preservation. Based on the current site conditions documented by Boylan Environmental Consultants

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the wetland should be considered to be of low importance in regards to preservation. A breakdown on the reasoning for each score is included below.

Size- The field conditions documented during Turrell and Associates on site inspection indicate that the site contains 0.89 acres of wetlands. Based off from the city plan there are approximately 7.4 acres of wetlands north of the site. The wetlands only extend a short distance from the property boundary <0.25 acres. As such the total wetland (onsite and offsite portions) is less than 10 acres in size.

Connectedness- The wetland is connected via culverts to the preserved wetlands north of the boat ramp access road.

Landscape Diversity of the Adjacent Areas- The wetland is surrounded by a roadside ditch and US 41 to the west, by the access road to the boat ramp to the north, by onsite undeveloped lands and a DOT detention area to the east, and continues offsite to the south gradually reducing in size and transitioning into an upland area. There is limited diversity in the adjacent areas.

Shape- The wetland shape is now dependant upon the development around the wetland and no longer reflects natural conditions.

Intactness- There have been major alterations to the intactness of the wetland. Based off from the City's mapping a large portion of the wetland was impacted by the placement of the DOT surface water management system. In addition the onsite portion of the wetlands connectivity to the offsite wetlands north of the property has been partially severed by the placement of the boat ramp access road. Culverts continue to hydrologically connect these areas.

Uniqueness- The wetland is dominated by exotics including Brazilian pepper, melaleuca and primrose willow. Additionally the wetland contains considerable levels of nuisance species.

Quality of the adjacent area- The areas adjacent to the wetland are either developed dominated by exotic species or contain considerable amounts of exotics species.

Community Values- The wetland is hydrologically connected to wetlands adjacent to the Imperial River.

Accuracy of the City's Evaluated Wetland Map

The evaluated wetlands map was originally created during a 1988 study designed for the Florida Department of Transportation. The FLUCFCS inventory and classifications were based "on photo interpretation of 1'=300' black and white aerial photography, infra-red photography and reasonable ground-truthing." There has been a significant change in the habitat of SW Fl since 1988. Development has severed flows and impacted upland habitat.

Additionally the inventory and analysis of the wetlands included several assumptions. The data contained in the mapping was "assumed to be accurate, adequate and sufficient for general planning purposes to provide a base wetland data" (60). Since limited ground-truthing was conducted and the mapping was intended for general planning purposes, the project should not be held to inaccuracies in the mapping that do not reflect present day, ground truthed onsite conditions.

The study stated that the inventory and analysis was prepared "at a general planning level of detail only for the sole purpose of satisfying the requirements of the Florida Department of Community Affairs" ... "It is not to be constructed as relating to wetland permitting" (60).

Furthermore the conservation and coastal management states that "Development decisions for individual parcels are based upon the information provided on the National Wetlands Survey prepared by the U.S. Fish and Wildlife Service and specific on-site wetland survey work by competent environmental personnel." (55). The FLUCFCS map created by Turrell and Associates was the result of an onsite investigation conducted by an environmental professional and should be considered competent on-site wetland survey documentation.

Additional Supporting Evidence

The attached photos and photo location map document not only the condition of the onsite portion of the wetland but also document upland areas on and off the property that appear to be included in the evaluated wetland map #11. Photos 5, 6, 7 and 8 document the onsite uplands. Photos 9 and 10 document the offsite uplands. Photo 9 appears to be located on the edge of the upland wetland line for wetland #11. This area is dominated by slash pine with a palmetto under story and clearly denotes upland conditions. The upland area continues further west into what appears to be the documented wetland 11. Photo 10 is included in order to show that the wetland has been severed south of the site and gradually transitions into an upland area.

Furthermore the SFWMD has issued a permit allowing impacts to what appear to be the mapped wetland #11. Attached is the staff report for permit no: 36-02988-P application number 011107-6. Wetlands 1, 2, 3, and 10 within the staff report for application # 011107-6 are permitted to be impacted and appear to occur within the City's mapped wetland #11. The SFWMD staff report describes wetlands 1, 2, 3, and 10 as being poor to fair in quality. Please see Exhibit 2B of the staff report.

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Photos of the subject property and surrounding areas

For picture locations please see the attached photo location map.

Photo 1: looking west northwest at the onsite portion of the wetland

Photos 1 and 2 depict the western boundary of the onsite wetland. Note that the exterior of these areas are dominated by primrose willow, cattails, Carolina willow, with melaleuca and scattered Brazilian pepper.

Photo 2: looking west at the onsite portion of the wetland.

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Photo 3: Exterior of onsite portion of the wetland looking south

Photo 4: Interior of the onsite portion of the wetland.
The interior is dominated by Brazilian pepper.

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Upland Photos on the Property

Photo 5: looking NW
from interior of site

Photo 6: looking S
from interior of site

Photo 7: looking E
from interior of site

Photo 8: looking SW
from interior of site

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Photo 9: Looking west at uplands North of subject property.

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Photo 10: Uplands south of the subject Property

Photo 11: Disturbed area south of the site. Note that the area has been cleared in the past and now contains Bahia grass, Primrose willow and cattails.

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Boylan Environmental Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments
11000 Metro Parkway, Suite 4, Ft. Myers, FL 33966 (239) 418-0671

Drawn By:	Date:	Category
AML	4/3/2008	FLUCFCS
Job Number		Scale:
2008-10		1" = 150'
S/T/R		County
33/47S/25E		Lee

LOCK UP CPD

PHOTO LOCATION MAP

Page

Exhibit

DCI 2006-00097

CODE	DESCRIPTION	ACRES
411	PINE FLATWOODS	0.54
424	MELALEUCA	0.21
437	AUSTRALIAN PINE	0.90
631	WETLAND SCRUB	0.68
	TOTAL	2.33

POTENTIAL WETLANDS: 0.89 ACRES

NOTES:
- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ACREAGE CALCULATIONS ARE APPROXIMATE: NO SURVEY DATA AVAILABLE

Turrell & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: mail@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

BRB BONITA PROPERTY

SITE FLUCFCS MAP

DESIGNED:	T.T.T.	REVISION:	TAB NAME:	Flucfcs
DRAWN BY:	SS	N/A	SHEET:	01
CREATED:	05-03-06	N/A	SCALE:	1"=80'
JOB NO.	0527	N/A		2005 AERIAL
SECTION-33		TOWNSHIP- 47 S		RANGE- 25 E

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DCI 2006-00087 R. Robbins 4250

Last Date For Agency Action: June 13, 2002

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INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: State Road 45 (Us 41)

Permit No.: 36-02988-P

Application No.: 011107-6

Application Type: Environmental Resource (Construction/Operation Modification)

Location: Lee County, S4,9,16/T48S/R25E
Location: Collier County, S33/T47S/R25E

Permittee : Florida Department Of Transportation

Operating Entity : Florida Department Of Transportation

Project Area: 82.4 acres

Project Land Use: Highway

Drainage Basin: NORTH COASTAL

Receiving Body: Cocohatchee & Imperial Rivers

DRAFT
Subject to Governing Board Approval

Special Drainage District: A

Total Acres Wetland Onsite:	7.40	
Total Acres Wetland Preserved Onsite:	.52	
Total Acres Impacted Onsite :	6.88	
Offsite Mitigation Credits-Mit.Bank:	3.00	Out For Bid Per Fdot Sb 1986

Conservation Easement To District : No
Sovereign Submerged Lands: No

PROJECT PURPOSE:

Modification of an Environmental Resource Permit to authorize construction and operation of a surface water management system to serve an 82.4 acre highway project known as State Road 45 (US 41) from north of CR 887 to north of Bonita Beach Road.

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PROJECT EVALUATION:

PROJECT SITE DESCRIPTION:

The site is a 2.8 mile, linear, north-south, state highway corridor for State Road 45 (US 41) from northern Collier County to southern Lee County. A location map is included as Exhibit 1.

The existing roadway is in a 200' wide right-of-way, and is typically a four lane divided highway with intersections, connecting roads and driveways, turn lanes and shoulders. There are existing cross drains in consideration of the ambient drainage patterns from east to west.

Existing drainage in the southern area and northern area of the existing highway drains into adjacent ditches and eventually reaches the Cocohatchee River and Imperial River, respectively. Both of these waterways are classified as Outstanding Florida Waters. The existing roadside ditches provide some water quality treatment.

The linear parcel is surrounded by agricultural lands, large vacant parcels, developments of regional impacts, and developments such as business parks, churches, and retail establishments. The existing road right-of-way is cleared and mowed regularly. The pond site is approximately 700 feet south of the Imperial River and is set back 300 feet from US 41. Arroyal Road borders the site to the east and a residential subdivision is located to the south.

All wetlands onsite total 7.4 acres. Wetlands 8 and 9 are within the Collier County right-of-way (South Basin), and Wetlands 4, 5, 6, and 7 are within Lee County right-of-way (North Basin). Wetland 7 is a disturbed freshwater marsh. The other wetlands consist of Brazilian pepper. All the wetlands within the project site extend offsite. Other Surface Waters within the right-of-way and on the pond site total 4. 79 acres and are designated as ditches and roadside swales.

Wetlands 1, 2, 3, and 10 are associated with the pond site. A melaleuca forest dominates the central portion of the site with royal fern as the ground cover. A mesic oak area is located in the southern end of the parcel and is predominantly laurel oak and live oaks. Herbaceous species consists of swamp fern, wild coffee, and greenbriar. A mixed hardwood community is located in the southwest corner and is dominated by slash pine, swamp bay, Carolina willow, cabbage palm and melaleuca; buttonbush and swamp fern make up the ground cover. The Other Surface Waters are located north and west of the site and are characterized as ditches.

PROJECT BACKGROUND:

State Road 45 (US 41) is a primary north-south travel corridor through Southwest Florida, including Collier and Lee counties. The sections of the roadway within this permit application were constructed circa 1970's without the benefit of current day surface water management features.

Permit Number 36-02988-P and subsequent modifications were authorized for the widening of S.R. 45.

The plans and design calculations are in the Metric system. Some parameters relating to this Environmental Resource Permit application have English units in parenthesis following the Metric units. All values in this Staff Report have been converted to English units and some rounding of numbers was required.

PROPOSED PROJECT:

The Florida Department of Transportation proposes to widen the existing four lane State Road 45 (US 41) to six lanes. This application includes two sections of highway. The section in Collier County is identified as financial project ID 195406-1-52-01. The section in Lee County is identified as financial project ID

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195736-1-52-01.

The Collier County section begins just north of CR 887 and ends at the County line between Collier and Lee counties. The Lee County section begins at the county line and extends north to north of Bonita Beach Road. The total distance for the two sections is approximately 2.6 miles. Construction will take place within the existing 200' wide right-of-way: No additional lands are being purchased for the roadway.

The surface water management system is divided into two main areas, Basin South and Basin North.

Basin South extends from the southern limits of the project northward to Sterling Oaks Boulevard. The typical section for Basin South is considered a suburban section with three travel lanes in each direction separated by a raised median with curbs and gutters. The outside of the travel lanes are flanked by shoulders, drainage ditches, and concrete sidewalks. Surface water management for Basin South is comprised of three subbasins (A, B, and C) employing dry detention in the roadside ditch system. South A and South B use the ditches on both sides of the road, South C uses the ditch on the left side of the roadway, for dry detention. Surface water runoff from the project proceeds by sheetflow, or by drainage structures and culverts into the dry detention areas. Ditch blocks with "V" notch bleeders are provided for each of the three subbasins. Basin South discharges to a canal that flows west through Tarpon Cove residential development and then south along the west side of Wiggins Lakes development to the Cocohatchee River. The Cocohatchee River is classified as Outstanding Florida Waters and an additional 50% water quality volume is provided to meet anti-degradation requirements for an OFW.

Basin North begins at Sterling Oaks Boulevard and extends northward to north of Bonita Beach Road. The south end of Basin North shares the suburban section of Basin South. The typical section for most of Basin North is an urban section with three travel lanes in each direction divided by a raised median and having curbs and gutters on each side. Concrete sidewalks are provided on both sides of the roadway. Surface water runoff from the project, as well as runoff from the roadway north of this section, proceeds by sheetflow into the drainage structures and culverts and is directed north to the wet detention lake. This lake, called Pond North, has a control structure which discharges through culverts into the roadside swale of the highway. The discharge is conveyed north in the swale system and discharges to the Imperial River. The Imperial River is classified as Outstanding Florida Waters and an additional 50% water quality volume is provided to meet anti-degradation requirements for an OFW.

Cross drains, provided in the circa 1970's construction to carry the ambient east to west drainage patterns across the highway, are being plugged as part of this project. The applicant has determined that adjacent development, which has taken place subsequent to highway construction, has prevented the historic flows from reaching the highway and the cross drains are no longer required.

LAND USE:

Other acreage is comprised of 4.79 ac. of Other Surface Waters, and 7.4 ac. of wetlands.

Construction:
Project:

	Total Project	
Impervious	42.20	acres
Other	12.19	acres
Pervious	28.01	acres
Total:	82.40	

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WATER QUANTITY :

Discharge Rate :

Computations were made for the discharge rates based on the pre-project condition, and the post-project condition A comparison of the pre and post conditions indicates that the project provides attenuation of the design storm discharges.

Basin	Allow Disch (cfs)	Method Of Determination	Peak Disch (cfs)	Peak Stage (ft, NGVD)
South A	17.62	Pre Vs Post	14.4	10.1
South B	8.44	Pre Vs Post	6.9	10.9
South C	10.64	Pre Vs Post	8.7	10
North	58.3	Pre Vs Post	41	7

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NGVD)	WSWT Ctrl Elev (ft, NGVD)	Method Of Determination
South A	7.81	7.9	7.90	Surrounding Projects
South B	3.86	8.9	8.90	Surrounding Projects
South C	4.74	7.9	7.90	Surrounding Projects
North	34.12	4.8	4.80	Surrounding Projects

Receiving Body :

Basin	Str.#	Receiving Body
South A	540	Cocohatchee River via roadside swales
South B	542	Cocohatchee River via roadside swales
South C	541	Cocohatchee River via roadside swales
North	O S-1	Imperial River via roadside swale

Major Structures:

Bleeders:

Basin	Str#	Count	Type	Width	Length	Dia.	Invert Angle	Invert Elev. (ft, NGVD)
North	O S-1	1	V-Notch				60 deg.	4.8
South A	540	1	V-Notch				20 deg.	7.9
South B	542	1	V-Notch				20 deg.	8.9
South C	541	1	V-Notch				20 deg.	7.9

Culverts:

Basin	Str#	Count	Type	Width	Length	Dia.
North	O S-1	1	Reinforced Concrete Pipe		595'	4'
South A	540	1	Reinforced Concrete Pipe		45'	2'
South C	541	1	Reinforced Concrete Pipe		48'	2'

Weirs:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Elev. (ft, NGVD)
North	O S-1	1	Rectangular Notch	3.6'	1.6'			5.74 (crest)
North	O S-1	2	Rectangular Notch	2.6'	1.6'			5.74 (crest)

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WATER QUALITY :

Water quality for Basin South is predicated on 2.5" of runoff over the new impervious area plus an additional 50% volume to meet the anti-degradation requirements for an OFW, the Cocohatchee River. The total of water quality provided for the three subbasins, A, B, and C is 1.42 ac.ft. compared with an overall required volume of 1.44 ac.ft.

Water quality for Basin North is met by wet detention in the lake just south of the Imperial River, on the east side of SR 45. The lake provides a water quality volume of 10.78 ac.ft. compared with 10.66 ac.ft. required, based on 2.5" of runoff over the impervious area, plus an additional 50% volume to meet the anti-degradation requirements for an OFW, the Imperial River.

Detention areas B and C have shortfalls in the volume required, however these amounts are compensated for in area A, and the overall water quality volume provided is greater than the volume required.

Basin	Treatment Method		Vol Req.d (ac-ft)	Vol Prov'd (ac-ft)
South A	Treatment	Dry Detention	.68	.84
South B	Treatment	Dry Detention	.36	.28
South C	Treatment	Dry Detention	.4	.3
North	Treatment	Wet Detention	10.66	10.78

WETLANDS:

Wetland Description:

There are 7.4 acres of wetlands or portions of wetlands within the proposed road right-of-way and pond site. Wetlands 4, 5, 6, and 7 are within the road right-of-way. Wetland 7 is a disturbed freshwater marsh. The other wetlands consist of Brazilian pepper. All the wetlands within the project site extend offsite. There are roadside ditches along the alignment that are classified as Other Surface Waters.

Wetlands 1, 2, 3, and 10 are associated with the pond site. A melaleuca forest dominates the central portion of the site with royal fern as the ground cover. A mesic oak area is located in the southern end of the parcel and is predominantly laurel oak and live oaks. Herbaceous species consists of swamp fern, wild coffee, and greenbriar. A mixed hardwood community is located in the southwest corner and is dominated by slash pine, swamp bay, Carolina willow, cabbage palm and melaleuca; buttonbush and swamp fern make up the ground cover. The Other Surface Waters are located north and west of the site and are characterized as ditches.

Wetland Impacts:

The US 41 corridor is one of the principle north/south urban arterial highways. The road widening is proposed in order to meet the long range transportation needs in accordance with County plans.

The US 41 proposed project contains approximately 4.79 acres of OSW and 7.40 acres of wetlands. Except for Wetland 4, all wetlands within the proposed right-of-way and pond site will be impacted as a result of the proposed road construction. Wetland 4 connects the US 41 ditch to wetlands west of Beaumont Road and conveys flows to the west. The majority of the wetland impacts for this project will occur at the proposed pond site south of the Imperial River; approximately 4.8 acres of melaleuca and approximately 1.6 acres of mixed wetland hardwoods will be impacted. Also, approximately 0.4 acres of

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borrow area (OSW) will be impacted.

Proposed impacts within the US 41 right-of-way include approximately 3.75 acres of Other Surface Waters and 0.96 acres of wetlands. The majority of the wetlands exhibit altered hydrology and the vegetation reflects this change. A wetland impact map is attached as Exhibit 3A-3G.

Due to the linear nature and the location of the existing roadway, total avoidance of wetlands was not possible. However, the road is currently surrounded by developments. As a result secondary impacts to resources adjacent to the alignment are minimal.

The proposed US 41 widening project will not significantly affect any of the regional drainage patterns. Runoff from the road will be collected and conveyed to the proposed stormwater facilities prior to discharging into the Cocohatchee River and Imperial River. Which are Outstanding Florida Waters. The additional water quality treatment has been provided. During construction, the water quality of the adjacent wetlands and water resources will be maintained by utilizing erosion control measures including silt screens, turbidity barrier, haybales and best management practices.

Mitigation Proposal:

In accordance with Section 4.2.2.1 of the Basis of Review, no mitigation has been required for the 4.79 acres of Other Surface Water impacts.

In accordance with Senate Bill 1986, the Department of Environmental Protection (FDEP) issued a Final Order dated April 12, 2001. The Final Order provided mitigation for the subject FDOT project under Identification Number WPI #195736-1 and Mitigation ID #SF16. Mitigation Plan #SF16 provides for the acquisition of 10 mitigation bank credits for an assumed 10 acres of wetland impacts. The subsequent application proposes 6.88 acres of temporary and permanent wetland impacts that will require mitigation. The reduction of impacts and the low quality and vegetatively impacted quality of the impacts results in utilization of 3 (1.18 forested freshwater and 1.82 herbaceous freshwater) of the 10 credits to offset impacts associated with this project. The funding for the credit acquisition has been set aside in an escrow account by FDOT. Upon successful bid proposal completion, the funds will be invoiced and the credits purchased. The remaining 7 credits shall be set aside for use to offset appropriate future FDOT wetland impacts (see Special Condition No. 12).

Wetland Inventory :

CONSTRUCTION MOD -US 41 LEE AND COLLIER COUNTIES ONSITE

Pre-Development		Post-Development			
	Total Existing	Impacted	Undisturbed	Enhanced	Preserved	Restored/ Created
Fresh Water Forested	1.59	1.59				
Fresh Water Herbaceous	5.81	5.29	.52			
Total:	7.40	6.88	.52			

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Wetland Inventory :

MITBANK	OUT FOR BID PER FDOT SB 1986 OFFSITE
Pre-Development	**Post-Development**
	Mitigation Bank Cr Used
Fresh Water Forested	1.18
Fresh Water Herbaceous	1.82
Total:	**3.00**

Endangered Species:

No listed wildlife species were encountered during field surveys. The borrow pit on the pond site provides suitable habitat for a variety of listed wading birds, however, none were observed. Common wild pine was noted within the disturbed pine flatwoods.

An active bald eagle nest is located approximately 1,400 feet west of the proposed pond site. The nest (LE 50) fledged two chicks during the 1998-1999 nesting season. The western half of the proposed pond site is located within the secondary zone of the eagle's nest. No construction shall take place in the secondary eagle zone during bald eagle nesting season, October 1 to May 15 or until the young have fledged, which ever is later.

Florida Fish and Wildlife Conservation Commission staff were concerned of construction activities within the Imperial River that would impact manatees. However there are no proposed outfall pipes into the Imperial River and no proposed dredging or filling of the Imperial River associated with this project and therefore, there are no anticipated impacts to manatees

This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered/threatened species or species of special concern are discovered on the site.

CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM:

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

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RELATED CONCERNS:

Water Use Permit Status:

A Water Use permit is not required for this project at this time. This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation, unless the work qualifies for a general permit issued pursuant to Section 40E-20 FAC.

Right-Of-Way Permit Status:

A Right-of-Way Permit is not required for this project.

DRI Status:

This project is not a DRI.

Historical/Archeological Resources:

A Cultural Resource Assessment Survey was performed by the Archeological Consultants Incorporated. A background research and field survey of the pond site indicated that no national Register of Historic Places eligible archaeological or historical resources were identified within or adjacent to the pond site. Historical background research indicated that one historical structure, a ca. 1920 frame vernacular residence, was recorded in the Florida Site File (FSF). While the house is of historical interest, it is not eligible for NRHP.

The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that the agency has no objections to the issuance of this permit.

DCA/CZM Consistency Review:

The District has not received a finding of inconsistency from the Florida Department of Community Affairs or other commenting agencies regarding the provisions of the federal Coastal Zone Management Plan.

Third Party Interest:

No third party has contacted the District with concerns about this application.

Enforcement:

There has been no enforcement activity associated with this application.

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STAFF RECOMMENDATION:

The Staff recommends that the following be issued :

Construction and operation of a surface water management system to serve an 82.4 acre highway project known as State Road 45 (US 41) from north of CR 887 to north of Bonita Beach Road.

Based on the information provided, District rules have been adhered to.

Staff recommendation is for approval subject to the attached General and Special Conditions.

DRAFT
Subject to Governing Board Approval

STAFF REVIEW:

NATURAL RESOURCE MANAGEMENT DIVISION APPROVAL

ENVIRONMENTAL EVALUATION

Lisa L. Earhart

SUPERVISOR

Karen M. Johnson

DIVISION DIRECTOR :

Robert G. Robbins

DATE: 5/16/02

SURFACE WATER MANAGEMENT DIVISION APPROVAL

ENGINEERING EVALUATION

Hugh Tamassia

SUPERVISOR

Richard H. Thompson, P.E.

DIVISION DIRECTOR :

Anthony M. Waterhouse, P.E.

DATE: 5/20/02

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GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373. F.S.

2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.

3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.

4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.

5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.

6. Within 30 days after completion of construction of the permitted activity, the permitee shall submit a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing the supplied Environmental Resource Permit Construction Completion/Certification Form Number 0881. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and sepcifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings is discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "As-built" or "Record" drawing. All surveyed dimensions and elevations shall be certified by a registered surveyor.

7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District.

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GENERAL CONDITIONS

accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.

9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.

10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.

11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..

12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.

13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(4), F.A.C., also known as the "No Notice" Rule.

14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.

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GENERAL CONDITIONS

15. Any delination of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.

16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.

17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.

18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.

19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

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SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on June 13, 2002.

2. Operation of the surface water management system shall be the responsibility of FLORIDA DEPARTMENT OF TRANSPORTATION. The permittee shall submit a copy of the recorded deed restrictions (or declaration of condominium, if applicable), a copy of the filed articles of incorporation, and a copy of the certificate of incorporation for the association concurrent with the engineering certification of construction completion.

3. Discharge Facilities:

   Basin: South A

   1-X 20 deg. V-NOTCH with invert at elev. 7.9' NGVD.
   45 LF of 2' dia. REINFORCED CONCRETE PIPE culvert.

   Receiving body : Cocohatchee River via roadside swales

   Control elev : 7.9 feet NGVD.
   Basin: South B

   1-X 20 deg. V-NOTCH with invert at elev. 8.9' NGVD.

   Receiving body : Cocohatchee River via roadside swales

   Control elev : 8.9 feet NGVD.
   Basin: South C

   1-X 20 deg. V-NOTCH with invert at elev. 7.9' NGVD.
   48 LF of 2' dia. REINFORCED CONCRETE PIPE culvert.

   Receiving body : Cocohatchee River via roadside swales

   Control elev : 7.9 feet NGVD.
   Basin: North

   1-3.6' W X 1.6' H RECTANGULAR NOTCH weir with crest at elev. 5.74' NGVD.
   2-2.6' W X 1.6' H RECTANGULAR NOTCH weirs with crest at elev. 5.74' NGVD.
   1-X 60 deg. V-NOTCH with invert at elev. 4.8' NGVD.
   595 LF of 4' dia. REINFORCED CONCRETE PIPE culvert.

   Receiving body : Imperial River via roadside swale

   Control elev : 4.8 feet NGVD.

4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.

5. Measures shall be taken during construction to insure that sedimentation and/or turbidity problems are not created in the receiving water.

6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.

7. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control

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SPECIAL CONDITIONS

elevation to insure vegetative growth, unless shown on the plans.

8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.

9. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.

10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.

11. The authorization for construction of the surface water management system is issued pursuant to the water quality net improvement provisions referenced in Rule Section 40E-4.303(1), Florida Administrative Code; therefore, the state water quality certification is waived.

12. Mitigation to offset the proposed 6.88 acres of impact has been provided through Senate Bill 1986. The final order was issued by FDEP on April 12, 2001 under WPI 1957361 Mitigation ID SF16, for an anticipated 6.88 acres of impact. As per the quarterly escrow report dated December 3, 2001, FDOT has placed $876,293 in the escrow account to provide for mitigation costs. Issuance of the subject permit is conditioned upon satisfactory remittance to the District of the appropriate funding amount. Mitigation to offset the impacts will be the acquisition of 1.18 forested freshwater and 1.82 herbaceous freshwater bank credits from an appropriate mitigation bank.

13. Potential nuisance activities such as land clearing, blasting, excavation and burning shall be scheduled to avoid the critical periods of the Bald Eagle nesting season October 1 to May 15 or until the young have fledged, which ever is later. No clearing or major grading shall be conducted during the nesting season and all construction activities shall be coordinated with the Florida Fish and Wildlife Conservation Commission.

14. Drawings 4 to 6, 9 to 28, 28A to 66, 79 to 123, 127 to 129, for financial project 195736-1-52-01, and Drawings 6 to 35, 36A, 36B, 37A 37B, 38 to 78, 82,and 83, for financial project 195406-1-52-01, have been signed and sealed by Edward J. Gonzalez, P.E., of FDOT on 4/8/02 and are assigned Exhibit Numbers 4 through 190.

DCI 2006-00087

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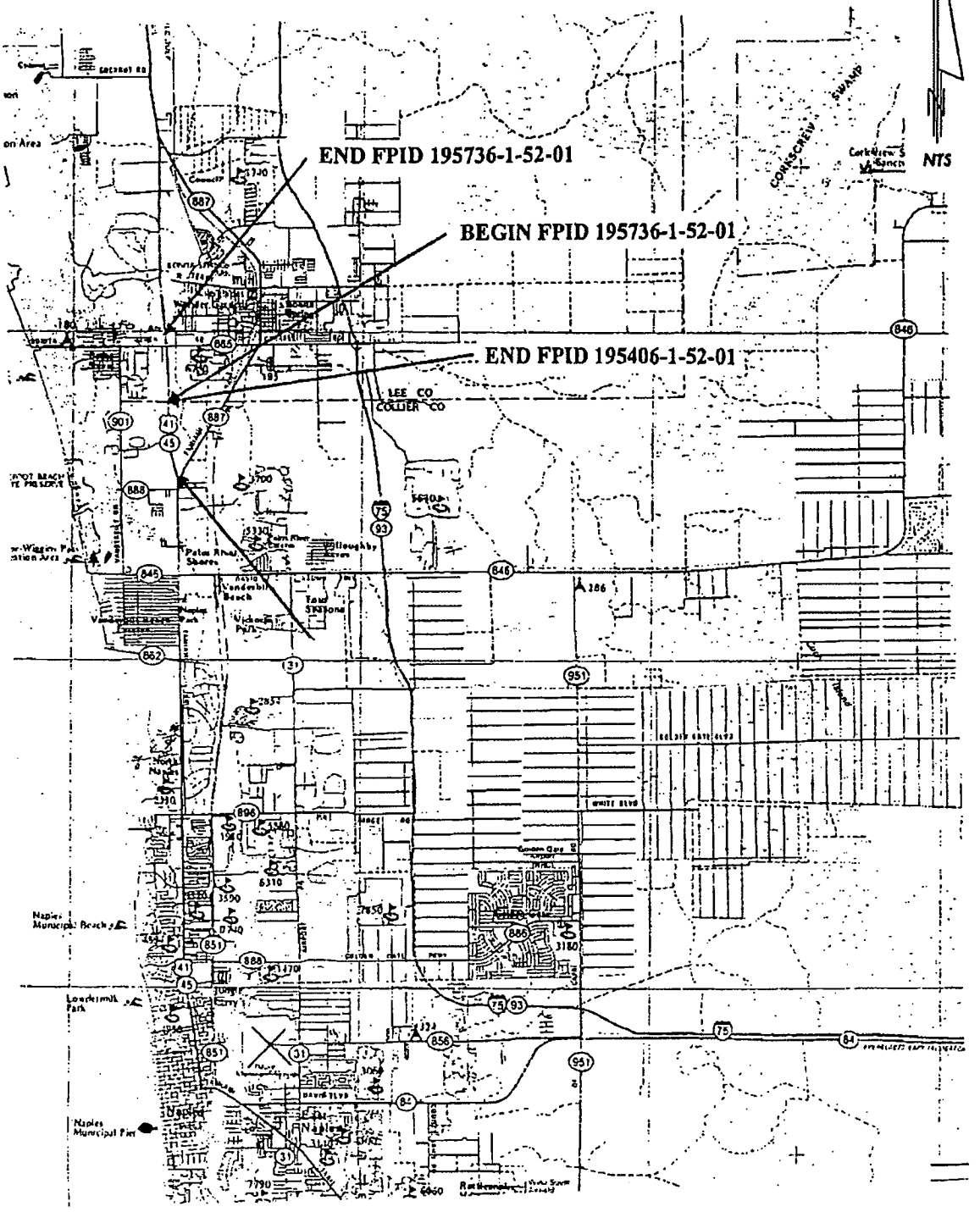

PBSJ	US 41	LOCATION MAP	FIGURE 1

EXHIBIT 1

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PERMIT COUNTER

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South Florida Water Management District

erp_existing_site_details.rdf
Existing / Proposed Environmental Features Information

Run Report on : 07-MAY-02 10:28 AM

Application Number: 011107-6

CSTR MOD US 41 LEE AND COLLIER COUNTIES

ONSITE

Pre - Development					Post - Development					
OSW										
Site Id	Acreage	Quality	Quality Metalevel	Habitat	Impact Type	Impact Acreage	Undisturbed Acreage	Preserved Acreage	Enhanced Acreage	Restored Acreage
1P	.37	N/A	N	Water		.37				
2P	.09	N/A	N	Water		.09				
3C	.24	N/A	N	Water		.24				
4CC	1.10	N/A	N	Water		1.10				
4LL	.93	N/A	N	Water		.34	.59			
5C	1.08	N/A	N	Water		1.08				
6L	.27	N/A	N	Water		.27				
7L	.34	N/A	N	Water		.04	.30			
8L	.22	N/A	N	Water		.15	.07			
9L	.15	N/A	N	Water		.07	.08			
Total:	4.79					3.75	1.04			
UPLA										
Site Id	Acreage	Quality	Quality Metalevel	Habitat	Impact Type	Impact Acreage	Undisturbed Acreage	Preserved Acreage	Enhanced Acreage	Restored Acreage
1	70.21	N/A	N	Pine Flatwoods						
1	.00	N/A	N	Roads And Highways						
Total:	70.21									
WETL										

EXHIBIT 2A

EXHIBIT 2A

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APR 09 2008
PERMIT COUNTER

DCI 2006-00087

South Florida Water Management District
erp_existing_site_details.rdf — Existing / Proposed Environmental Features Information
Run Report on : 07-MAY-02 10:28 AM

Application Number: 011107-6

CSTR MOD US 41 LEE AND COLLIER COUNTIES — ONSITE

Pre - Development					Post - Development					
WETL										
Site Id	Acreage	Quality	Quality Melaleuca	Habitat	Impact Type	Impact Acreage	Undisturbed Acreage	Preserved Acreage	Enhanced Acreage	Restored Acreage
10P	1.57	FAIR	N	Mixed Wetland Hardwoods	Direct	1.57				
1P	1.44	POOR	N	Melaleuca-Wetland	Direct	1.44				
2P	.47	POOR	N	Melaleuca-Wetland	Direct	.47				
3P	2.96	POOR	N	Melaleuca-Wetland	Direct	2.96				
4L	.62	FAIR/POOR	N	Herbaceous (Seasonally Inundated)	Direct	.10	.52			
5L	.02	POOR	N	Wax Myrtle - Willow	Direct	.02				
6L	.04	POOR	N	Brazilian Pepper-Wetland (Fh)	Direct	.04				
7L	.08	POOR	N	Brazilian Pepper-Wetland (Fh)	Direct	.08				
8C	.03	FAIR	N	Freshwater Marshes	Direct	.03				
9C	.17	POOR	N	Brazilian Pepper-Wetland (Fh)	Direct	.17				
Total:	7.40					6.88	.52			

EXHIBIT 2B

EXHIBIT 2 B

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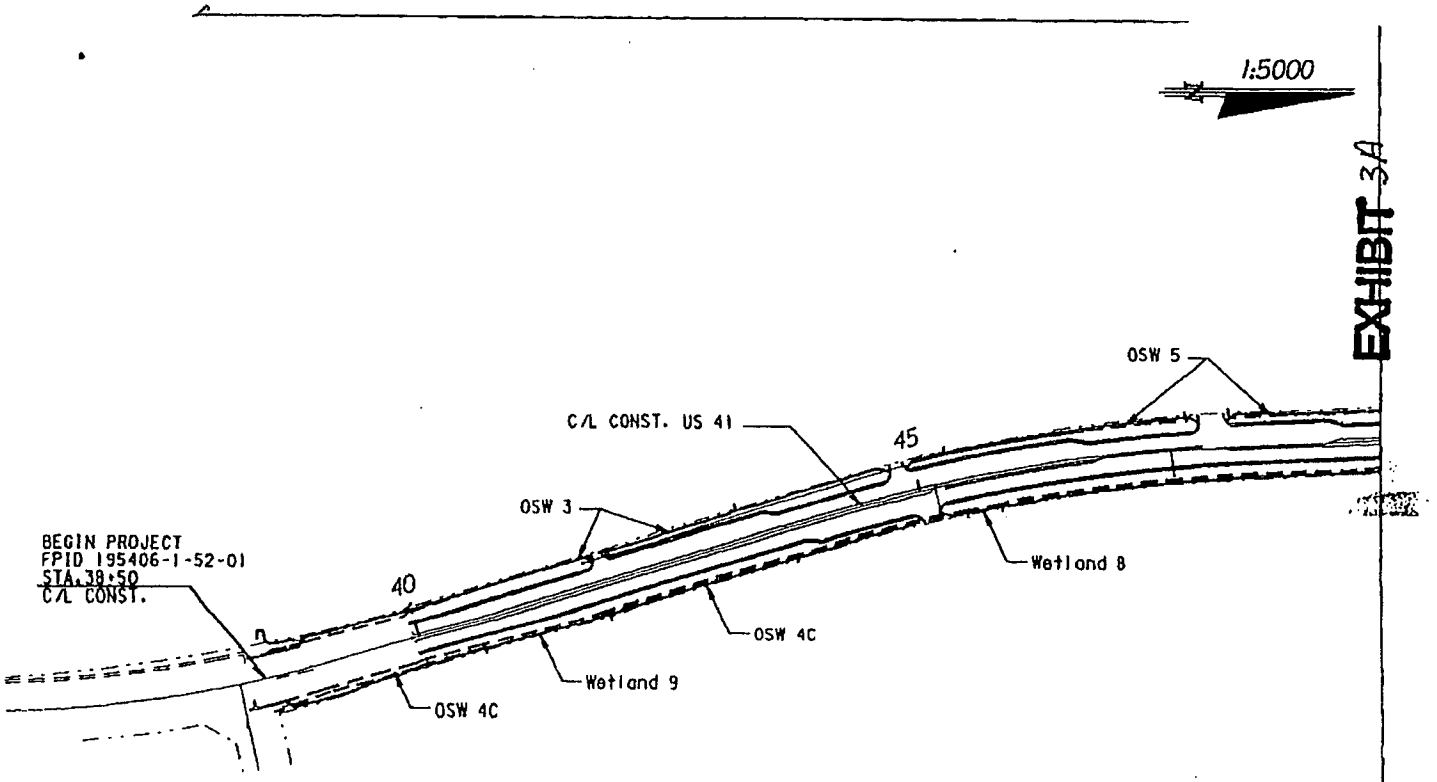
APR 0 9 2008
PERMIT COUNTER

DCI 2006-00087

EXHIBIT 3A



PBS&J

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

PROJECT: SR 45 (US 41)
PURPOSE: PLAN VIEW - OVERVIEW
DATUM: NGVD 1929
LOCATION: SEC 16, TOWNSHIP 48S, RANGE 25E
APPLICATION BY: FDOT

SIGNED: RALPH L. BINGHAM, P.E.
REG. FL. NO. 31238
DATE: 4/11/02
SHEET 2 OF 39

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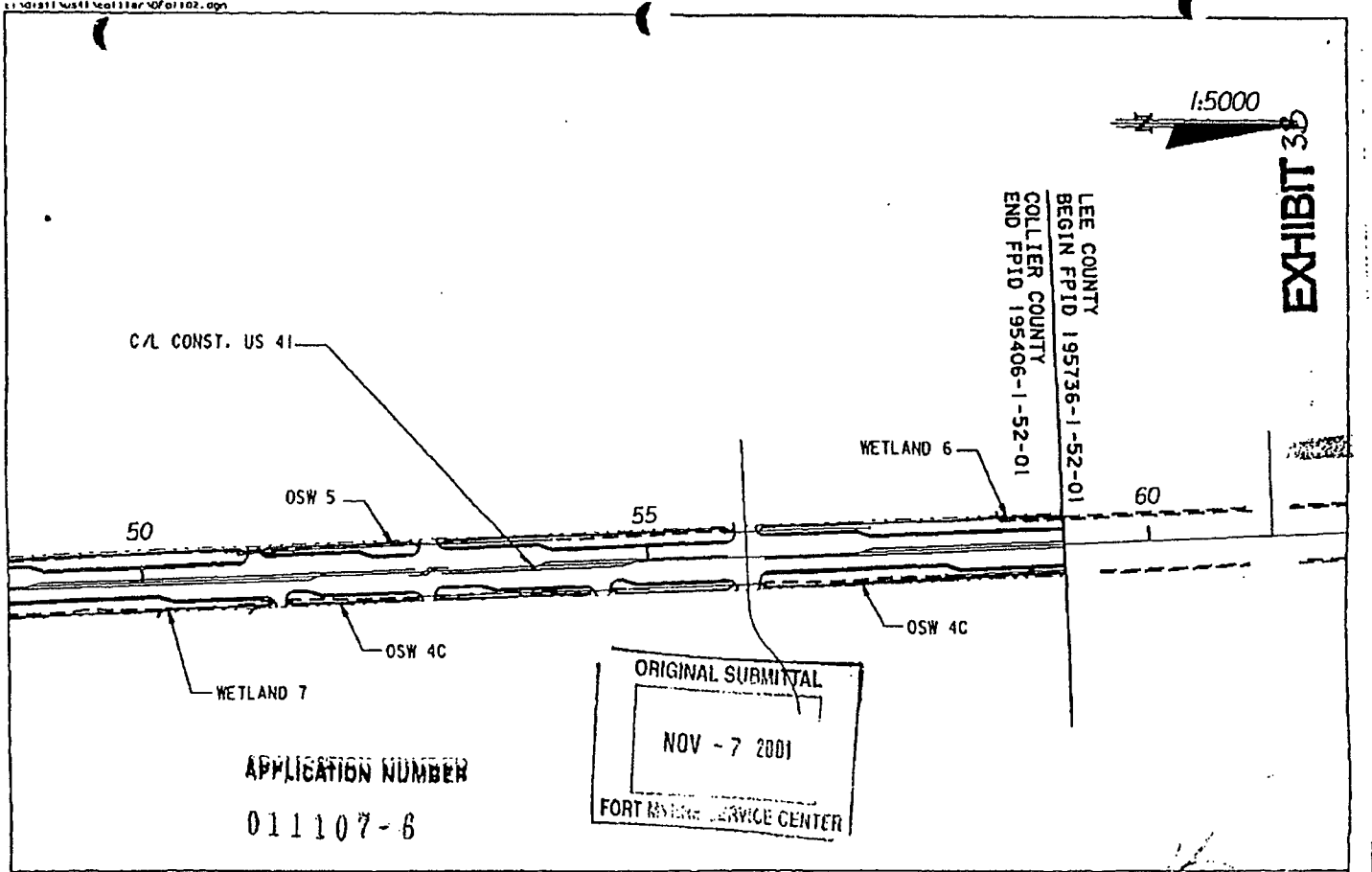
DCI 2006-00087



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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

PROJECT: SR 45 (US 41)
PURPOSE: PLAN VIEW - OVERVIEW
DATUM: NGVD 1929
LOCATION: SEC 9, TOWNSHIP 48S, RANGE 25E
APPLICATION BY: FDOT

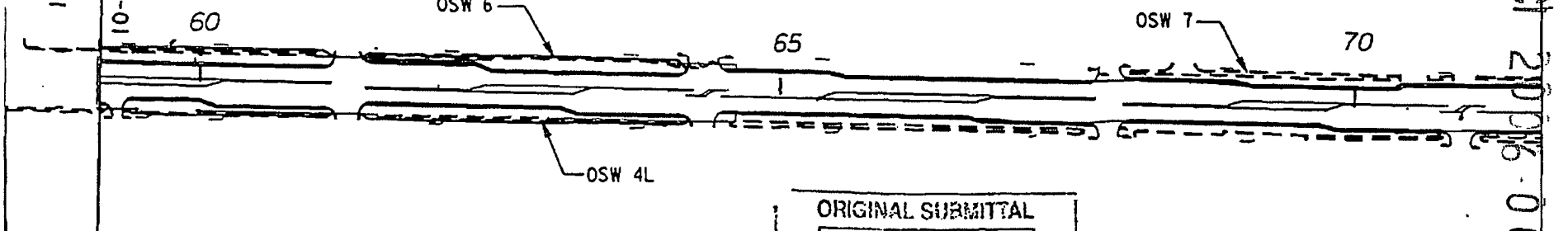
SIGNED: RALPH L. BINGHAM, P.E.
REG. FL. NO. 31238
DATE: 11/5/01
SHEET 3 OF 39

1:5000

EXHIBIT 3C

LEE COUNTY
BEGIN FPID 195736-1-52-01

COLLIER COUNTY
END FPID 195406-1-52-01



APPLICATION NUMBER
011107-6

ORIGINAL SUBMITTAL
NOV - 7 2001
FORT MYERS SERVICE CENTER

PBS&J

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

PROJECT: SR 45 (US 41)
PURPOSE: PLAN VIEW - OVERVIEW
DATUM: NGVD 1929
LOCATION: SEC 4, TOWNSHIP 48S, RANGE 25E
APPLICATION BY: FDOT

SIGNED: RALPH L. BINGHAM, P.E.
REG. FL. NO. 31238
DATE: 6/14/02
SHEET 4 OF 39

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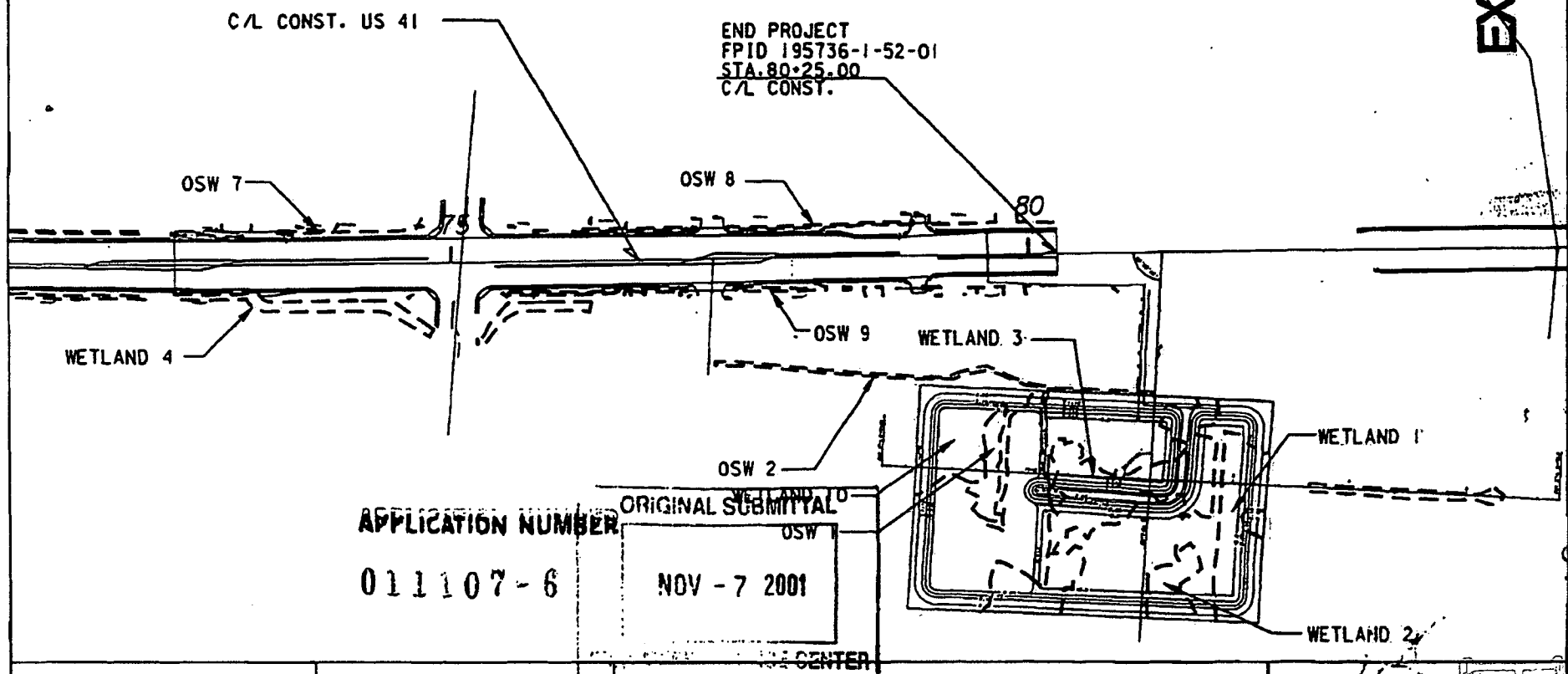
COLLIER COUNTY
PERMIT COUNTER

PLANNED

1:5000

EXHIBIT 3D



APPLICATION NUMBER
011107-6

ORIGINAL SUBMITTAL
NOV - 7 2001

DCI 2006-00088

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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

PROJECT: SR 45 (US 41)
PURPOSE: PLAN VIEW - OVERVIEW
DATUM: NGVD 1929
LOCATION: SEC 33, TOWNSHIP 47S, RANGE 25E
APPLICATION BY: FDOT

SIGNED: RALPH L. BINGHAM, P.E.
REG. FL. NO. 34238
DATE:
SHEET 5 OF 539

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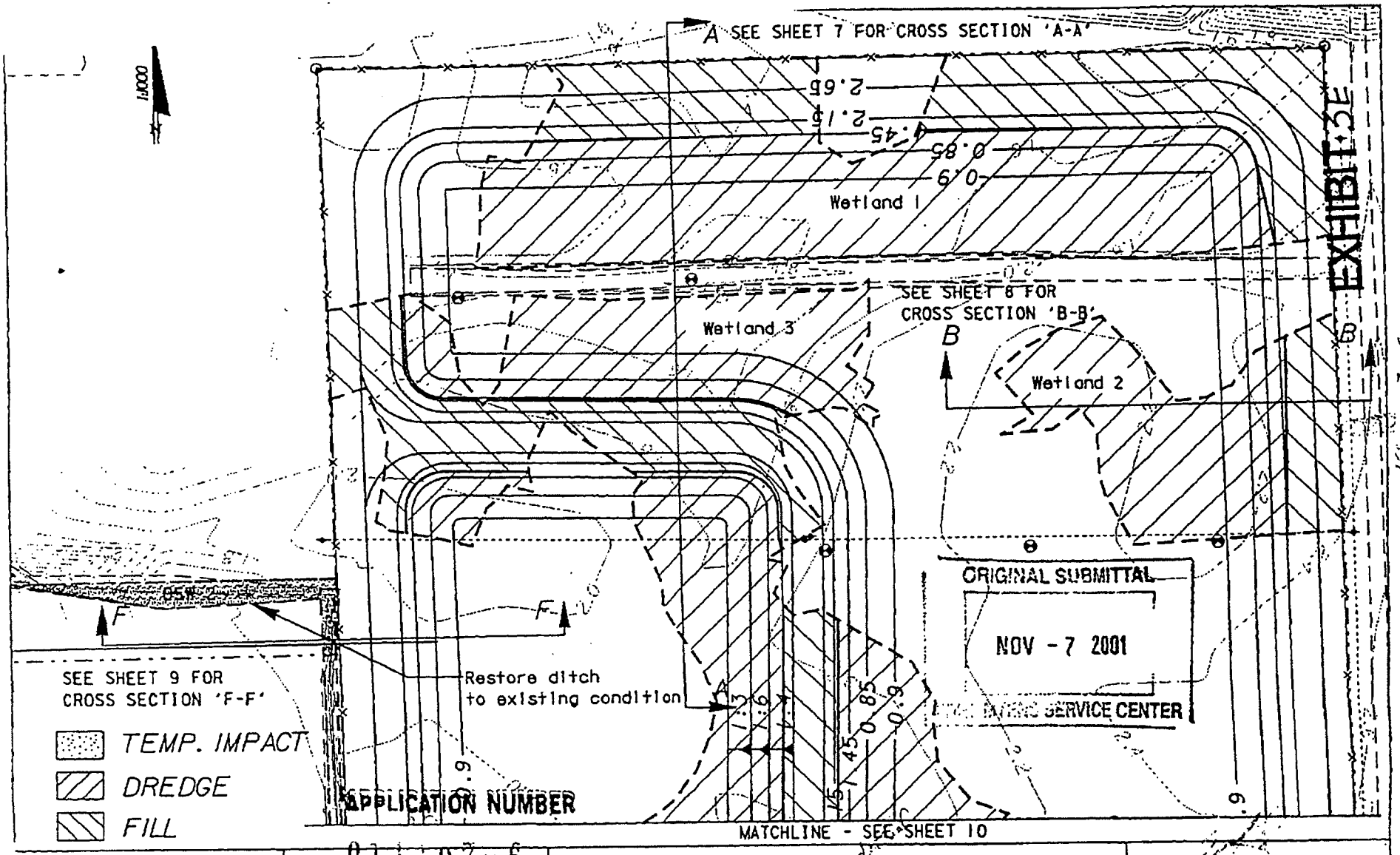
ENVIRONMENTAL PROTECTION COMMISSION



PBS&J

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

PROJECT: SR 45 (US 41)
PURPOSE: PLAN VIEW - FPID 195736-1-52-01
DATUM: NGVD 1929
LOCATION: SEC 33 TOWNSHIP 47S RANGE 25E
APPLICATION BY: FDOT

SIGNED: RALPH L. BINGHAM, P.E.
REG. FL. NO. 31238
DATE: 8/31/01
SHEET 6 OF 39

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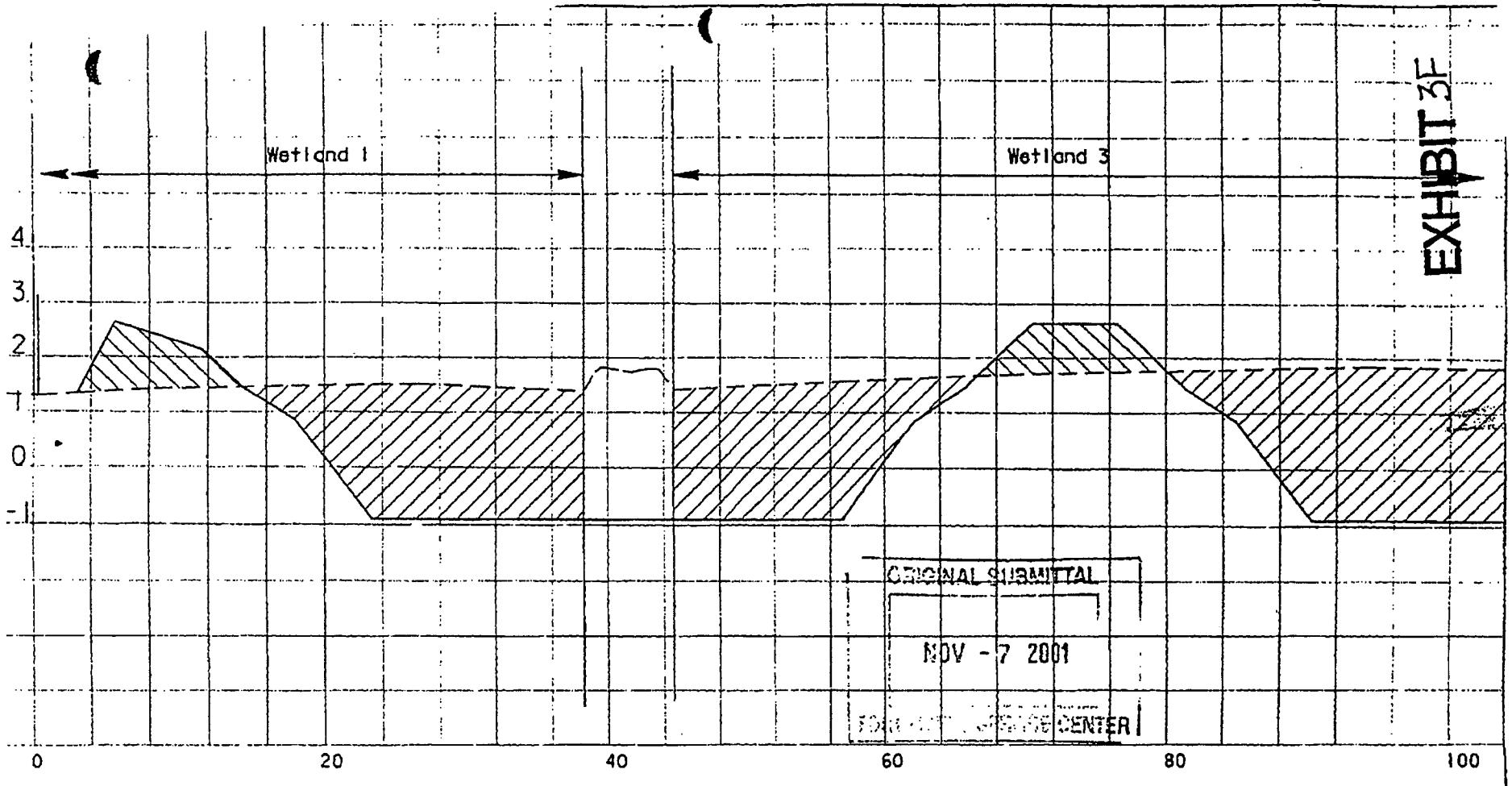

EXHIBIT 3F

DCI 2006-00087

TEMP. IMPACT
DREDGE
FILL

Section A-A
Pond North

Scale:
Horiz: 1:400
Vert: 1:100

APPLICATION NUMBER
011107-6

PBS&J

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

PROJECT: SR 45 (US 41)
PURPOSE: CROSS SECTION A-A
DATUM: NGVD 1929
LOCATION: SEC 33, TOWNSHIP 47S, RANGE 25E
APPLICATION BY: FDOT

SIGNED: RALPH L. BINGHAM, P.E.
REG. FL. NO. 31238
DATE: 2/5/07
SHEET 7 OF 39

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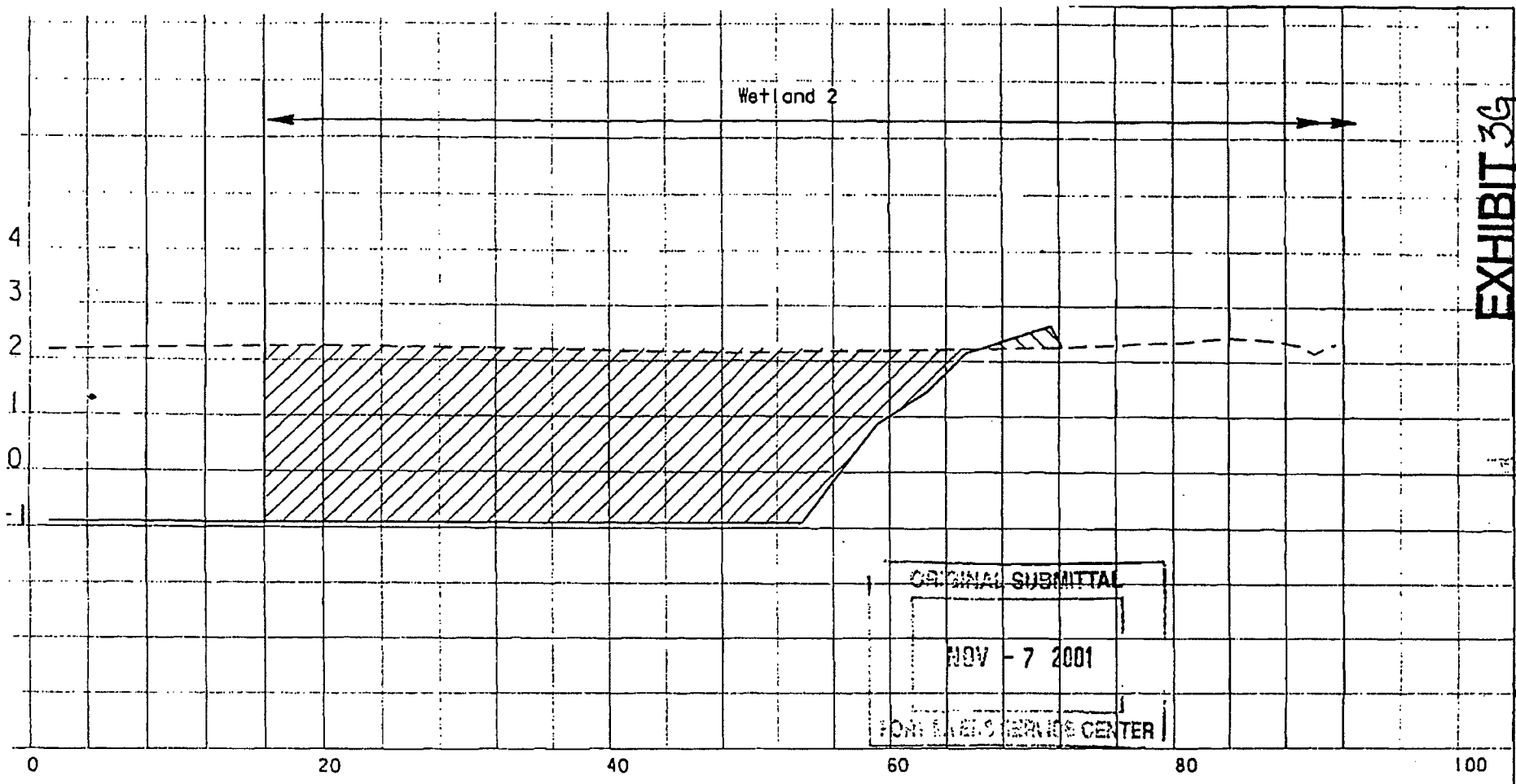

EXHIBIT 36

DCI 2006-00087

TEMP. IMPACT
DREDGE
FILL

APPLICATION NUMBER
011107-6

Section B-B
Pond North

Scale:
Horiz: 1:400
Vert: 1:100

PBS&J

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

PROJECT: SR 45 (US 41)
PURPOSE: CROSS SECTION B-B
DATUM: NGVD 1929
LOCATION: SEC 33 TOWNSHIP 47S, RANGE 25E
APPLICATION BY: FDOT

SIGNED: RALPH L. BINGHAM, P.E.
REG. FL. NO. 31238
DATE: 9/3/01
SHEET 8 OF 39

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STAFF REPORT DISTRIBUTION LIST

STATE ROAD 45 (US 41)

Application No: 011107-6

Permit No: 36-02988-P

INTERNAL DISTRIBUTION

X Hugh Tamassia - 4720
X Lisa L. Earhart - 4720
X Karen M. Johnson - 4720
X Richard H. Thompson, P.E. - 4720
X A. Waterhouse - 4220
X ERC Engineering - 4720
X ERC Engineering - 4720
X ERC Environmental - 4720
X ERC Environmental - 4720
X Fort Myers Backup File-4720
X Fort Myers Backup File-4720
X Fort Myers Service Center Director - 4720
X Fort Myers Service Center Director - 4720
X J. Golden - 4210
X J. Starnes - 4720
X Permit File
X R. Robbins - 4250

GOVERNING BOARD MEMBERS

- Dr. Patrick J. Gleason
- Mr. Gerardo B. Fernandez
- Mr. Harkley R. Thornton
- Mr. Hugh English
- Mr. Lennart Lindahl
- Mr. Michael Collins
- Mr. Nicolas Gutierrez, Jr.
- Ms. Pamela Brooks-Thomas
- Ms. Trudi Williams

EXTERNAL DISTRIBUTION

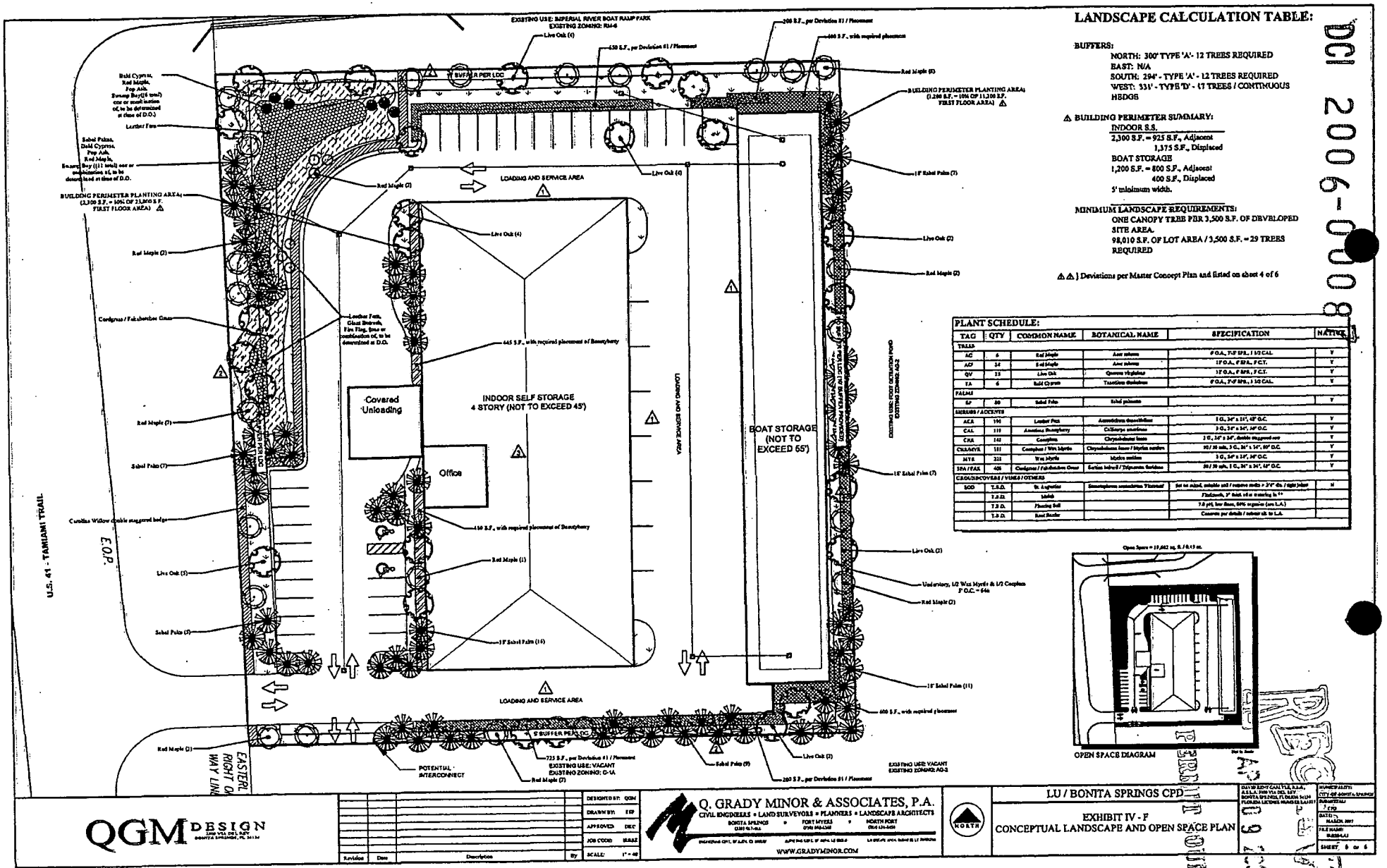
X Permittee - Florida Department Of Transportation
X Agent - Post Buckley Schuh & Jernigan
X Applicant - Florida Department Of Transportation

GOVERNMENT AGENCIES

X Collier County - Agricultural Agent
X Collier County Engineer Engineering Review Services
X Div of Recreation and Park - District 8 - FDEP
X Div of Recreation and Park - District 8 - FDEP
X FDEP
X FDEP
X Florida Fish & Wildlife Conservation Commission - Bureau of Protected Species Mgmt
X Lee County - Dept of Environmental Protection
X Lee County - Development & Review
X Lee County Engineer

OTHER INTERESTED PARTIES

X Audubon of Florida - Charles Lee
X Audubon of Florida - Charles Lee
X Collier County Audubon Society
X Florida Wildlife Federation - Nancy Anne Payton
X League of Women Voters of Lee County - Clara Anne Graham.Elliott
X Leonore Reich
X S.W.F.R.P.C. - Glenn Heath
X S.W.F.R.P.C. - Glenn Heath
X Water Management Institute - Michael N. Vanatta



LANDSCAPE CALCULATION TABLE:

BUFFERS:
NORTH: 300' TYPE 'A' - 12 TREES REQUIRED
EAST: N/A
SOUTH: 294' - TYPE 'A' - 12 TREES REQUIRED
WEST: 533' - TYPE 'D' - 17 TREES / CONTINUOUS HEDGE

⚠ BUILDING PERIMETER SUMMARY:
INDOOR S.S.
2,300 S.F. = 925 S.F., Adjacent
1,375 S.F., Displaced
BOAT STORAGE
1,200 S.F. = 800 S.F., Adjacent
400 S.F., Displaced
5' minimum width.

MINIMUM LANDSCAPE REQUIREMENTS:
ONE CANOPY TREE PER 3,500 S.F. OF DEVELOPED SITE AREA.
98,010 S.F. OF LOT AREA / 3,500 S.F. = 29 TREES REQUIRED

⚠⚠] Deviations per Master Concept Plan and listed on sheet 4 of 6

PLANT SCHEDULE:

TAG	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATION	NATIVE
TREES					
AC	6	Red Maple	Acer rubrum	8' O.A., 7.5' SPR., 1 1/2 CAL.	Y
AO	24	Red Maple	Acer rubrum	12' O.A., 6' SPR., F.C.T.	Y
QV	23	Live Oak	Quercus virginiana	12' O.A., 6' SPR., F.C.T.	Y
TA	6	Bald Cypress	Taxodium distichum	8' O.A., 7.5' SPR., 1 1/2 CAL.	Y
PALMS					
SP	80	Sabal Palm	Sabal palmetto		Y
SHRUBS / ACCENTS					
ACA	190	Leather Fern	Acrostichum danaeifolium	3 G., 24" x 24", 48" O.C.	Y
CAL	119	Anastasia Beautyberry	Callicarpa americana	3 G., 24" x 24", 36" O.C.	Y
CHA	142	Coontie	Chrysobalanus icaco	3 G., 24" x 24", double staggered row	Y
CHAMYR	181	Compact / Wax Myrtle	Chrysobalanus icaco / Myrica cerifera	30 / 30 mix, 3 G., 24" x 24", 60" O.C.	Y
MYR	222	Wax Myrtle	Myrica cerifera	3 G., 24" x 24", 36" O.C.	Y
SPA / FAK	406	Coontie / Fakahatchee Grass	Serenoa repens / Tripsacum floridana	30 / 30 mix, 3 G., 24" x 24", 48" O.C.	Y
GROUNDCOVERS / VINES / OTHERS					
SOD	T.B.D.	St. Augustine	Stenotaphrum secundatum 'Floratam'	Sod on island, installed and / removed onsite > 3'-0" dia. / split joints	N
	T.B.D.	Mulch		Fleckwork, 3" thick, old or mounding in 1"	
	T.B.D.	Planting Soil		7.5 pH, low fines, 60% organics (see L.A.)	
	T.B.D.	Root Barrier		Concrete per details / submit alt. to L.A.	

OPEN SPACE DIAGRAM

DCI 2006-00088

RECEIVED
AUG 04 2006
COMMUNITY DEVELOPMENT

QGM DESIGN

Revision	Date	Description	By

DESIGNED BY: QGM
DRAWN BY: TJP
APPROVED: DEC
JOB CODE: 05.022
SCALE: 1" = 40'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 • FORT MYERS (239) 939-1020 • NORTH PORT (941) 423-1429
WWW.GRADYMINOR.COM

NORTH

LU / BONITA SPRINGS CPD

EXHIBIT IV - F
CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

DAVID EDDY GANTT, L.L.A., A.S.L.A., ISSA VIA DEL REY, BONITA SPRINGS, FLORIDA 34134 FLORIDA LICENSE NUMBER LA 0001811

PROJECT ENTITY: CITY OF BONITA SPRINGS
SUBMITTED: 7/20
DATE: MARCH, 2007
PLS NAME: BRENDAN
SHEET: 5 OF 6

LU/BONITA SPRINGS CPD

LOCATED IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

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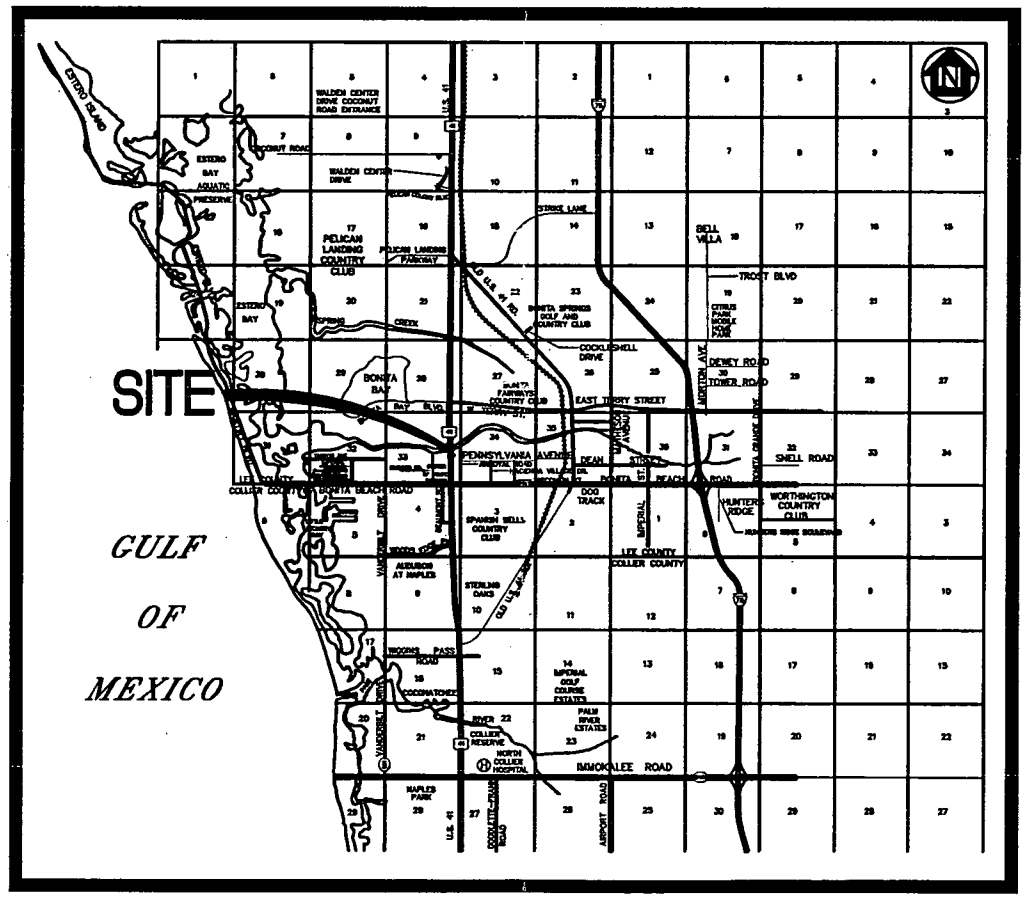
DCI 2006-00087



LOCATION MAP

OWNER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

INDEX OF DRAWINGS

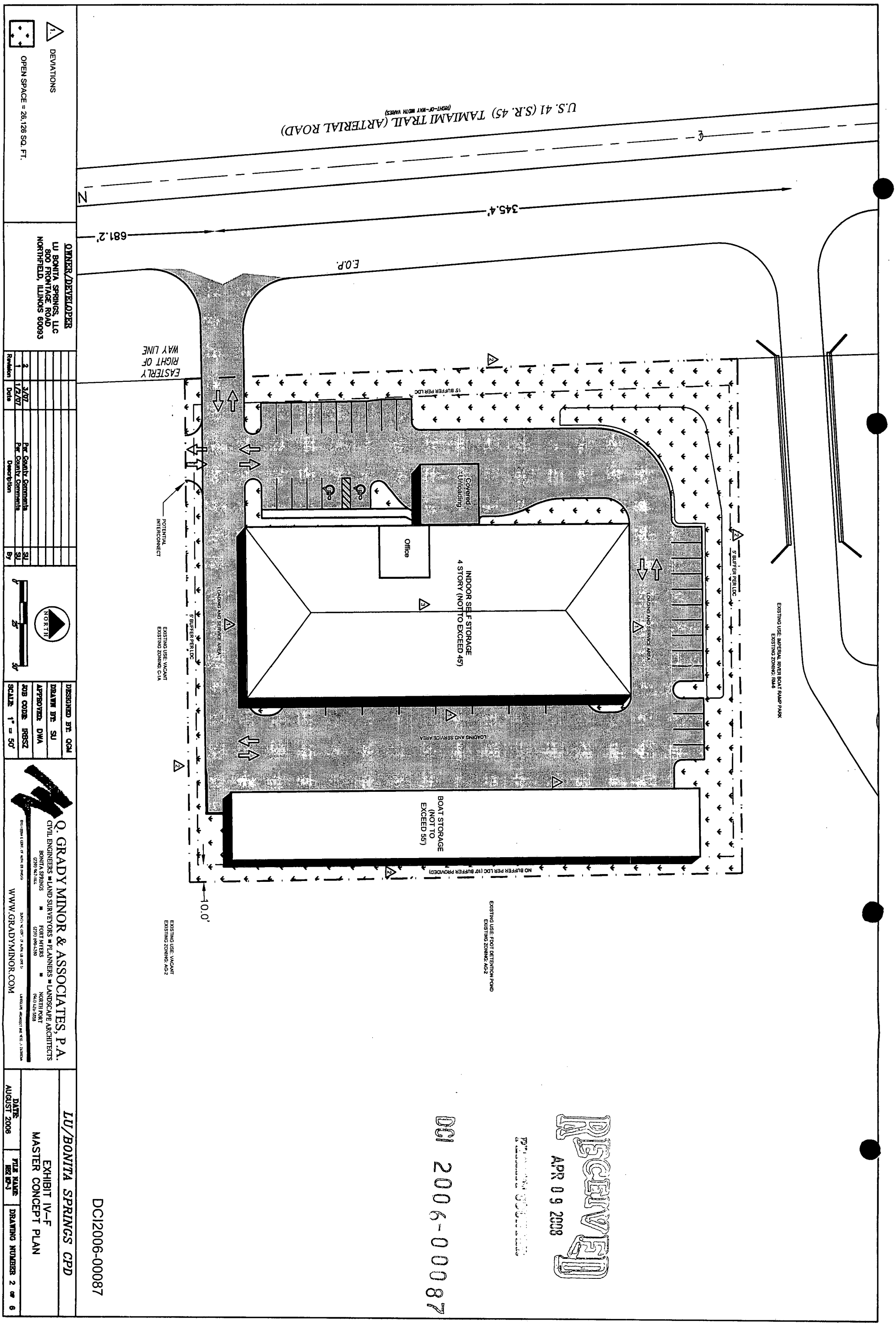
DWG. No.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWINGS
2.	MASTER CONCEPT PLAN
3.	CONCEPTUAL SURFACE WATER MANAGEMENT PLAN
4.	GENERAL NOTES
5.	AERIAL
6.	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-4380 ■ NORTH PORT (941) 426-5858
WWW.GRADYMINOR.COM

EXHIBIT II-D
DCI2006-00087

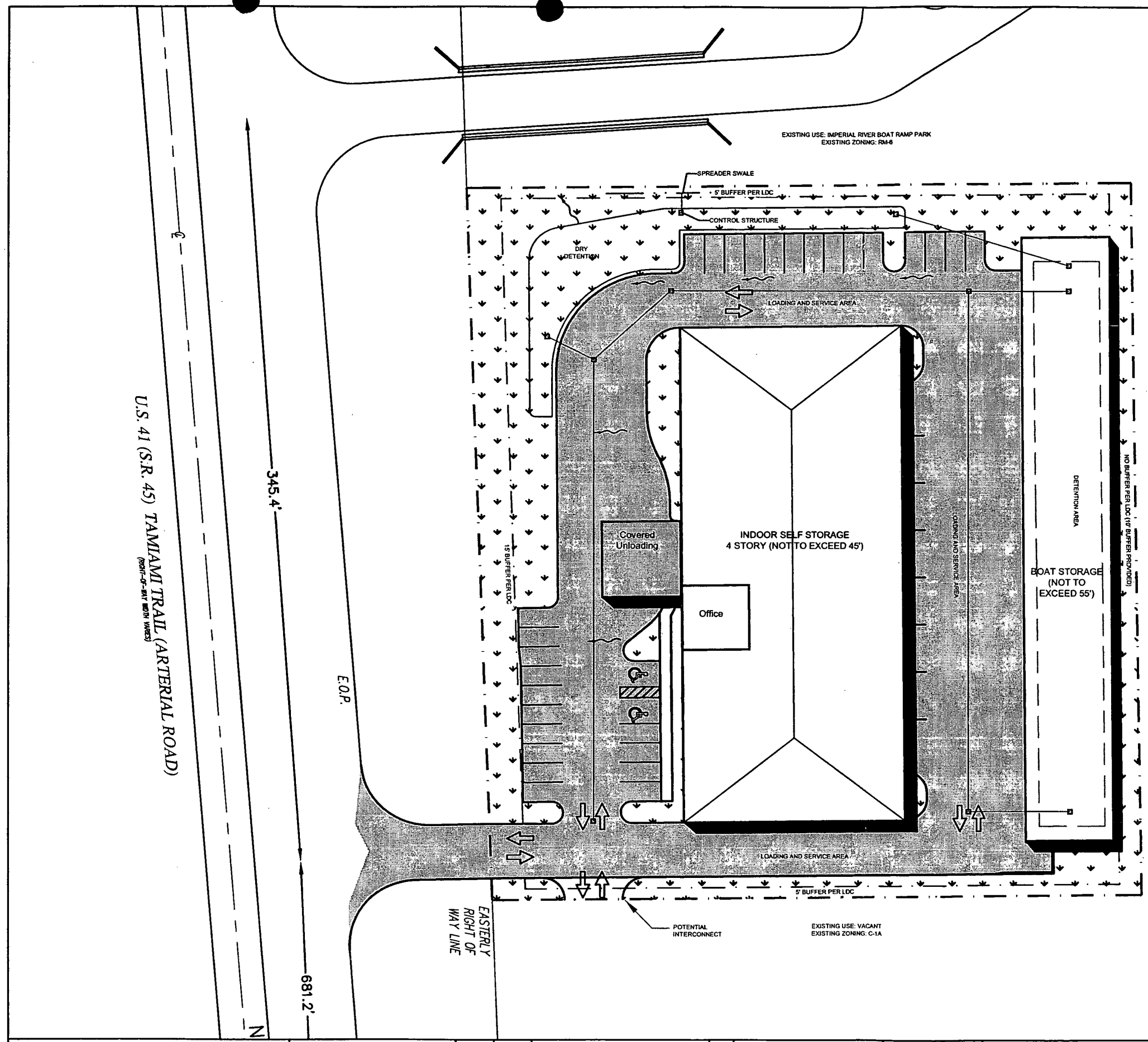
DESIGN BY: SJU
DRAWN BY: SJU
APPROVED: DWA
DATE: AUGUST 2006
REVISION DATE: NOVEMBER, 2007
FILE NAME: IRBSZ MCP-4
DRAWING NUMBER: 1 OF 6

G:\PROJ - PLANNING DWGS\LU BONITA SPRINGS CPD\IRBSZ MCP-5.dwg, 4/3/2008 11:01:59 AM, \\termserver3a\Canon iR6570 PCL6



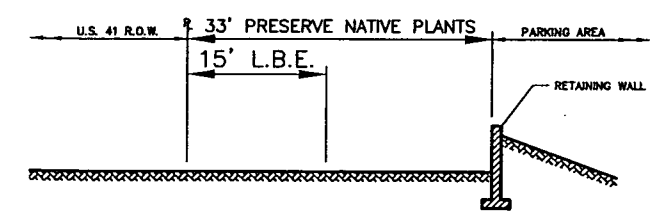
OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	By
1	3/07	SU
2	1/24/07	SU



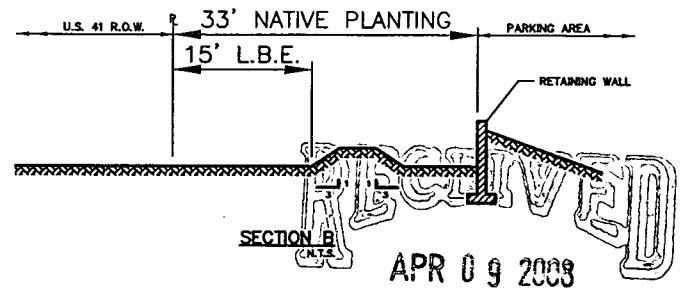
WATER MANAGEMENT NARRATIVE:

STORMWATER RUNOFF FROM THE DEVELOPED SITE WILL BE COLLECTED AND DIRECTED TO A DRY PRE-TREATMENT AREA. ONCE PRE-TREATMENT/WATER QUALITY VOLUMES ARE ACHIEVED, THE STORMWATER WILL OVERFLOW INTO AN UNDER BUILDING DETENTION AREA. THE UNDER BUILDING DETENTION WILL BE PROVIDED UNDER THE BOAT STORAGE BUILDING ONLY. THE BOAT STORAGE STRUCTURE WILL PROVIDE RACKED BOAT STORAGE AND WILL HAVE NO FLOOR. THE BUILDING WILL BE ACCESSIBLE ALONG THE ENTIRE DRIVEWAY LENGTH (ON THE WEST SIDE OF THE BUILDING ON CURRENT PLAN). OFF-SITE DISCHARGE WILL BE CONTROLLED WITH A DRAINAGE STRUCTURE THAT DISCHARGES TO THE NORTH VIA AN ON-SITE SPREADER SWALE.



SECTION A
N.T.S.

DCI 2006-00087



SECTION B
N.T.S.

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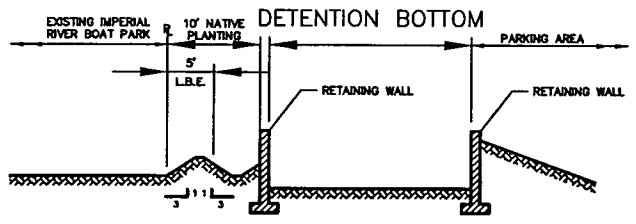

SECTION C
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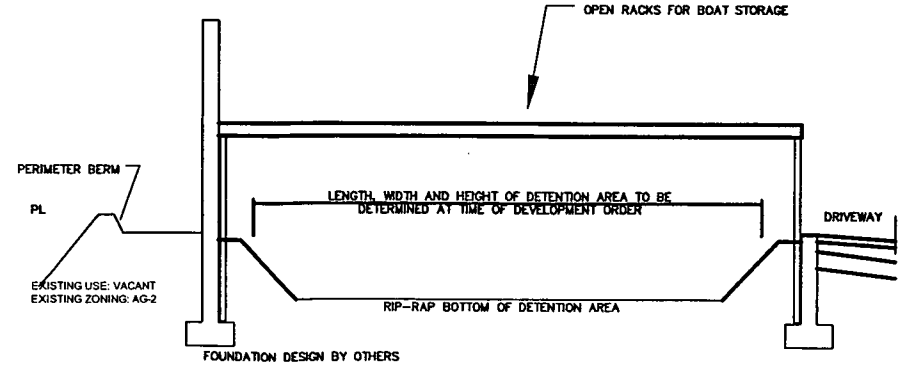

CROSS-SECTION
UNDER BUILDING DETENTION AREA
N.T.S.

DCI2006-00087

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 25' 50'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 50'

Q. GRADY MINOR & ASSOCIATES, P.A.
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EXHIBIT IV-1
CONCEPTUAL SURFACE WATER MANAGEMENT PLAN

DATE: AUGUST 2006 | FILE NAME: IRBZ MP-1 | DRAWING NUMBER 3 OF 6

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE, MAXIMUM 100)
MINI-WAREHOUSES (INDOOR SELF STORAGE, MAXIMUM 1,000 STORAGE UNITS)
OFFICE, GENERAL
RETAIL, SPECIALTY (GROUPS 1-4)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
STRAP NUMBERS:	01-48-25-B1-00002.0040
ADDRESS:	27661 SOUTH TAMIAMI TRAIL
TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)
OPEN SPACE	
REQUIRED:	0.45± ACRES (20%) 2.25 AC. X 20% = 0.45 ACRES
PROVIDED:	0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)	

DEVELOPMENT STANDARDS

MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET (BOAT STORAGE), 45 FEET MINI WAREHOUSE (INDOOR SELF STORAGE), 35 FEET OFFICE OR RETAIL
MAXIMUM LOT COVERAGE:	80%
MAXIMUM BUILDING AREA:	
INDOOR STORAGE / BOAT STORAGE	100,000 SQUARE FEET INDOOR SELF STORAGE AND 100 DRY BOAT STORAGE SPACES OR
OFFICE / RETAIL	25,000 SQUARE FEET*

*LIMITED TO A MAXIMUM OF 15,000 SQUARE FEET OF RETAIL

SETBACKS

	PROPOSED
NORTH	20'
SOUTH	25'
EAST	10'
WEST	25'

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO TEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW A PORTION OF THE REQUIRED PLANT MATERIAL ON THE NORTH, WEST AND SOUTH SIDES OF THE SELF STORAGE AND BOAT STORAGE BUILDINGS TO BE DISPLACED AS SHOWN ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN. WHERE BUILDING INGRESS AND EGRESS POINTS PROHIBIT LANDSCAPE MATERIAL INSTALLATION THE TOTAL PERIMETER PLANTING AREA PROVIDED SHALL EQUAL 10% OF THE BUILDING FOOTPRINT. THIS DEVIATION IS APPLICABLE ONLY FOR THE INDOOR SELF STORAGE AND BOAT STORAGE FACILITY USES. (PLEASE REFER TO CALCULATION ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN).

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A 10-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 20-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2020(3)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.
2. LEE TRAN ROUTE 150 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.
3. STABILIZED GRASS PARKING SHALL BE PERMITTED TO SATISFY BOAT STORAGE PARKING REQUIREMENTS.

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LEGAL DESCRIPTION:

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

DCI2006-00087

OWNER/DEVELOPER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
4	11/07	Revise Deviations	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: N.T.S.

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS ▪ LANDSCAPE ARCHITECTS
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LU/BONITA SPRINGS CPD

EXHIBIT IV–F
GENERAL NOTES

DATE: AUGUST 2006 | FILE NAME: IRSZ MCP-4 | DRAWING NUMBER 4 OF 6

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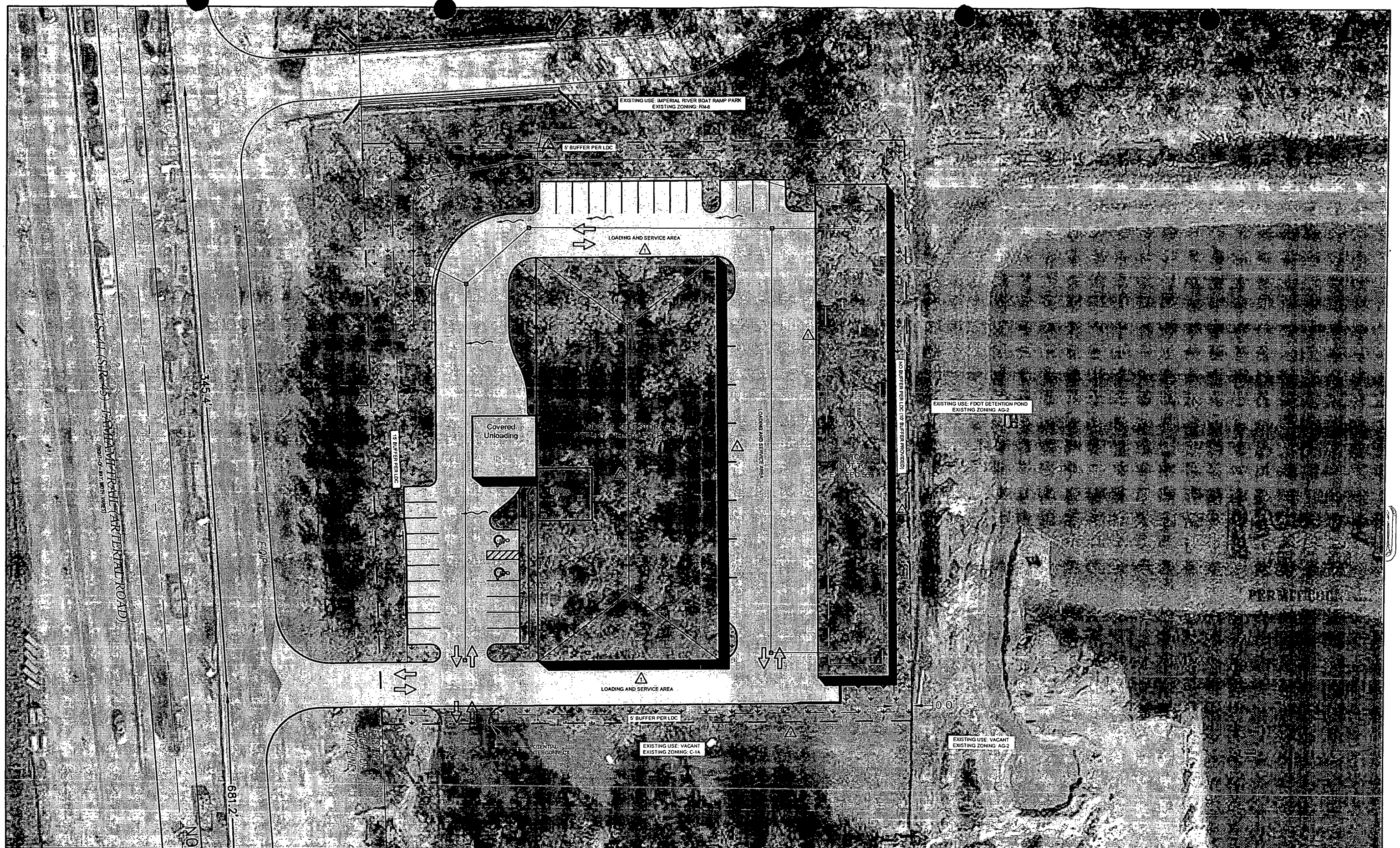

DCI2006-00087

DATE AERIAL FLOWN: JANUARY 2006

OWNER/DEVELOPER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH

0' 25' 50'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 50'

Q. GRADY MINOR & ASSOCIATES, P.A.
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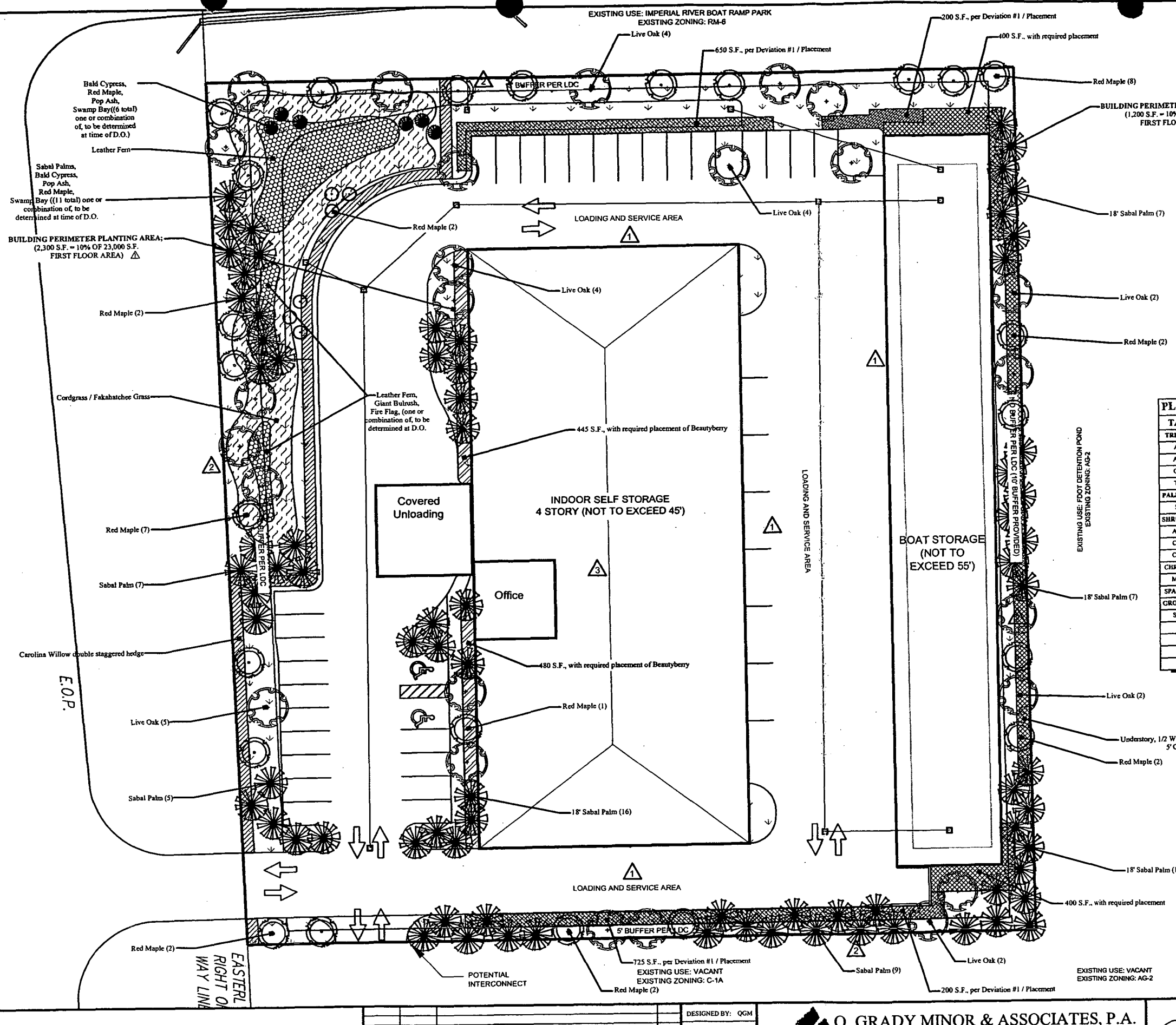
EXHIBIT IV–N
AERIAL

DATE: AUGUST 2006 | FILE NAME: REZ IRBSZ-3 | DRAWING NUMBER 5 OF 6

DCI 2006-00087



LANDSCAPE CALCULATION TABLE:

BUFFERS:

NORTH: 300' TYPE 'A'- 12 TREES REQUIRED
EAST: N/A
SOUTH: 294' - TYPE 'A' - 12 TREES REQUIRED
WEST: 331' - TYPE 'D' - 17 TREES / CONTINUOUS HEDGE

⚠ BUILDING PERIMETER SUMMARY:

INDOOR S.S.
2,300 S.F. = 925 S.F., Adjacent
1,375 S.F., Displaced
BOAT STORAGE
1,200 S.F. = 800 S.F., Adjacent
400 S.F., Displaced
5' minimum width.

MINIMUM LANDSCAPE REQUIREMENTS:

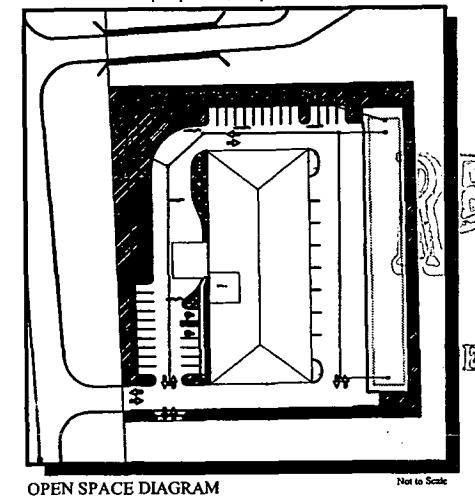
ONE CANOPY TREE PER 3,500 S.F. OF DEVELOPED SITE AREA.
98,010 S.F. OF LOT AREA / 3,500 S.F. = 29 TREES REQUIRED

⚠⚠] Deviations per Master Concept Plan and listed on sheet 4 of 6

DCI 2006-00087

PLANT SCHEDULE:

TAG	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATION	NATIVE
TREES					
AC	6	Red Maple	Acer rubrum	6' O.A., 3'-5' SPR., 1 1/2 CAL.	Y
AC²	24	Red Maple	Acer rubrum	12' O.A., 6' SPR., 5' C.T.	Y
QV	25	Live Oak	Quercus virginiana	12' O.A., 6' SPR., 5' C.T.	Y
TA	6	Bald Cypress	Taxodium distichum	6' O.A., 3'-5' SPR., 1 1/2 CAL.	Y
PALMS					
SP	80	Sabal Palm	Sabal palmetto		Y
SHRUBS / ACCENTS					
ACR	190	Leather Fern	Acrostichum danaeifolium	1 G., 24" x 24", 48" O.C.	Y
CAL	119	American Beautyberry	Callicarpa americana	3 G., 24" x 24", 36" O.C.	Y
CHR	148	Carolina Willow	Salix caroliniana	3 G., 24" x 24", double staggered row	Y
CHR/MYR	181	Cocoplum / Wax Myrtle	Chrysobalanus icaco / Myrica cerifera	50 / 50 mix, 3 G., 24" x 24", 60" O.C.	Y
MYR	228	Wax Myrtle	Myrica cerifera	3 G., 24" x 24", 36" O.C.	Y
SPA / FAK	408	Cordgrass / Fakahatchee Grass	Sartina bakerii / Tripsacum floridana	50 / 50 mix, 1 G., 24" x 24", 48" O.C.	Y
GROUNDCOVERS / VINES / OTHERS					
SOD	T.B.D.	St. Augustine	Stenotaphrum secondatum 'Florstam'	Set on raked, suitable soil / remove rocks > 3/4" dia. / tight joints	N
	T.B.D.	Mulch		Florimuch, 3" thick after watering in **	
	T.B.D.	Planting Soil		7.0 pH, low fines, 60% organics (see L.A.)	
	T.B.D.	Root Barrier		Concrete per details / submit alt. to L.A.	



OPEN SPACE DIAGRAM — Not to Scale

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QGM DESIGN
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

Revision	Date	Description	By

DESIGNED BY: QGM
DRAWN BY: ESP
APPROVED: DKC
JOB CODE: IRBSZ
SCALE: 1" = 40'

Q. GRADY MINOR & ASSOCIATES, P.A.
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ENGINEERING CERT. OF AUTH. EB 000561 SURVEYING CERT. OF AUTH. LB 000561 LANDSCAPE ARCH. BUSINESS LC 26000206
WWW.GRADYMINOR.COM

NORTH

LU / BONITA SPRINGS CPD

EXHIBIT IV - F
CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

DAVID KENT CARLYLE, R.L.A., A.S.L.A. 3800 VIA DEL REY BONITA SPRINGS, FLORIDA 34134 FLORIDA LICENSE NUMBER LA1517

MUNICIPALITY: CITY-OF-BONITA-SPRINGS
SUBMITTAL: CPD
DATE: MARCH, 2007
FILE NAME: IRBSZ-LA3
SHEET 6 OF 6

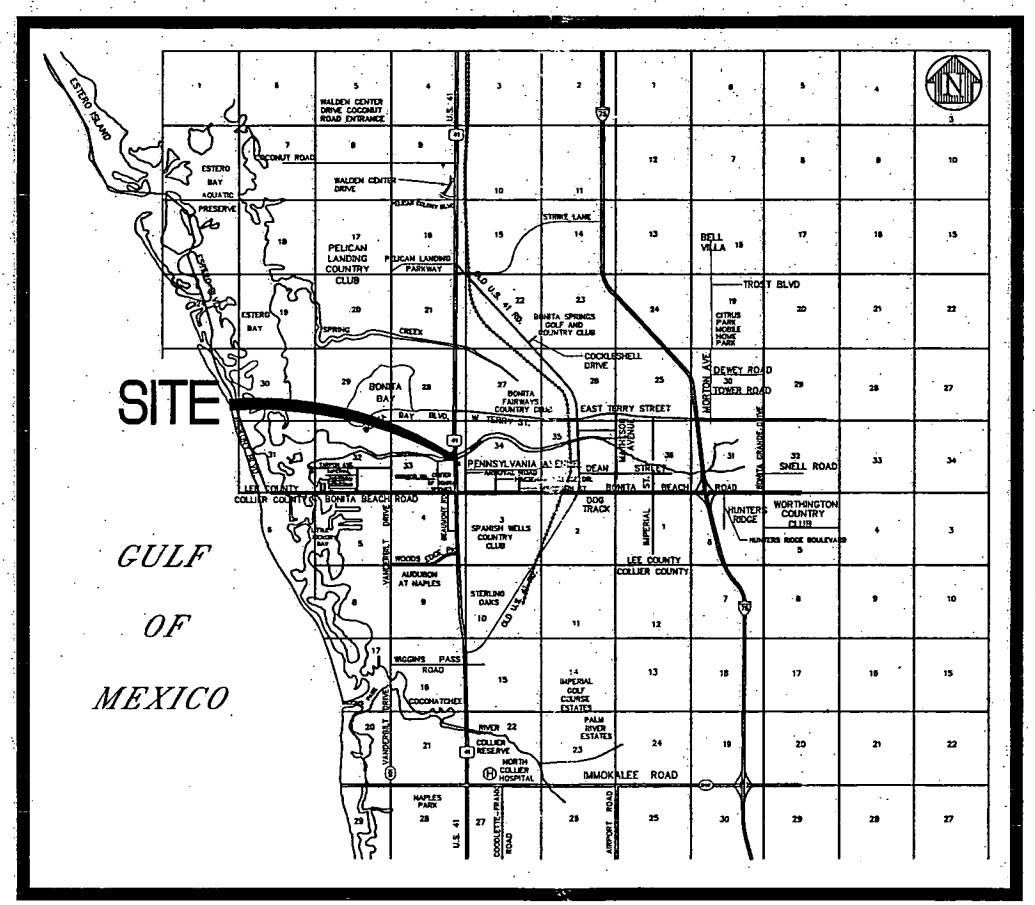
LU/BONITA SPRINGS CPD

LOCATED IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

DCI 2006-00087

OWNER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093



LOCATION MAP

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWINGS
2.	MASTER CONCEPT PLAN
3.	MASTER CONCEPT PLAN (ALT-1)
4.	CONCEPTUAL SURFACE WATER MANAGEMENT PLAN
5.	GENERAL NOTES
6.	AERIAL
7.	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN
8.	CONCEPTUAL RETAINING WALL PLAN

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EXHIBIT II-D
DCI2006-00087

DESIGN BY: SJU
DRAWN BY: SJU
APPROVED: DWA
DATE: AUGUST 2006
REVISION DATE: JULY, 2008
FILE NAME: IRBSZ MCP-6
DRAWING NUMBER: 1 OF 8

DCI2006-00087

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2

EXISTING USE: VACANT
EXISTING ZONING: AG-2

10.0'

NO BUFFER PER LDC (10' BUFFER PROVIDED)

BOAT STORAGE
(NOT TO
EXCEED 55')

LOADING AND SERVICE AREA

INDOOR SELF STORAGE
4 STORY (NOT TO EXCEED 45')

Office

Covered
Unloading

5' BUFFER PER LDC

LOADING AND SERVICE AREA

LOADING AND SERVICE AREA

5' BUFFER PER LDC

EXISTING USE: VACANT
EXISTING ZONING: C-1A

POTENTIAL
INTERCONNECT

15' BUFFER PER LDC

EASTERLY
RIGHT OF
WAY LINE

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

E.O.P.

681.2'

345.4'

N

℄

U.S. 41 (S.R. 45) TAMIAMI TRAIL (ARTERIAL ROAD)
(RIGHT-OF-WAY WIDTH VARIES)

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(239) 947-1144 (239) 690-4380 (941) 426-5853
DAVID M. GRADY, JR. FLORIDA REG. NO. 12345 LICENSED LANDSCAPE ARCHITECT PAUL S. HOPKINS
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV-F
MASTER CONCEPT PLAN

DATE: AUGUST 2006 | FILE NAME: EXH MP-4 | DRAWING NUMBER 2 OF 8

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 50'

NORTH

50' 25' 0

Revision	Date	By
6	5/08	SU
5	3/08	SU
4	1/08	SU
3	6/07	SU
2	3/07	SU
1	1/2/07	SU

Revise Cross Sections WMP
Revise Parking and Detention Area
Add Parallel Parking
New Site Plan
Per County Comments
Per County Comments

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

1. DEVIATIONS

OPEN SPACE = 26,126 SQ. FT.

DCI 2006-00087

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JUL 24 2008
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OWNER/DEVELOPER						
LU BONITA SPRINGS, LLC 800 FRONTAGE ROAD NORTHFIELD, ILLINOIS 60093	Revision	Date	Description	By		

(10) DENOTES NUMBER OF PARKING SPACES

OPEN SPACE AND WATER MANAGEMENT

DESIGNED BY: QGM	NORTH	0' 20' 40'	SCALE: 1" = 50'
DRAWN BY: SU			
APPROVED: DWA			
JOB CODE: IRBSZ			

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BONITA SPRINGS ■ FORT MYERS ■ NORTH PORT
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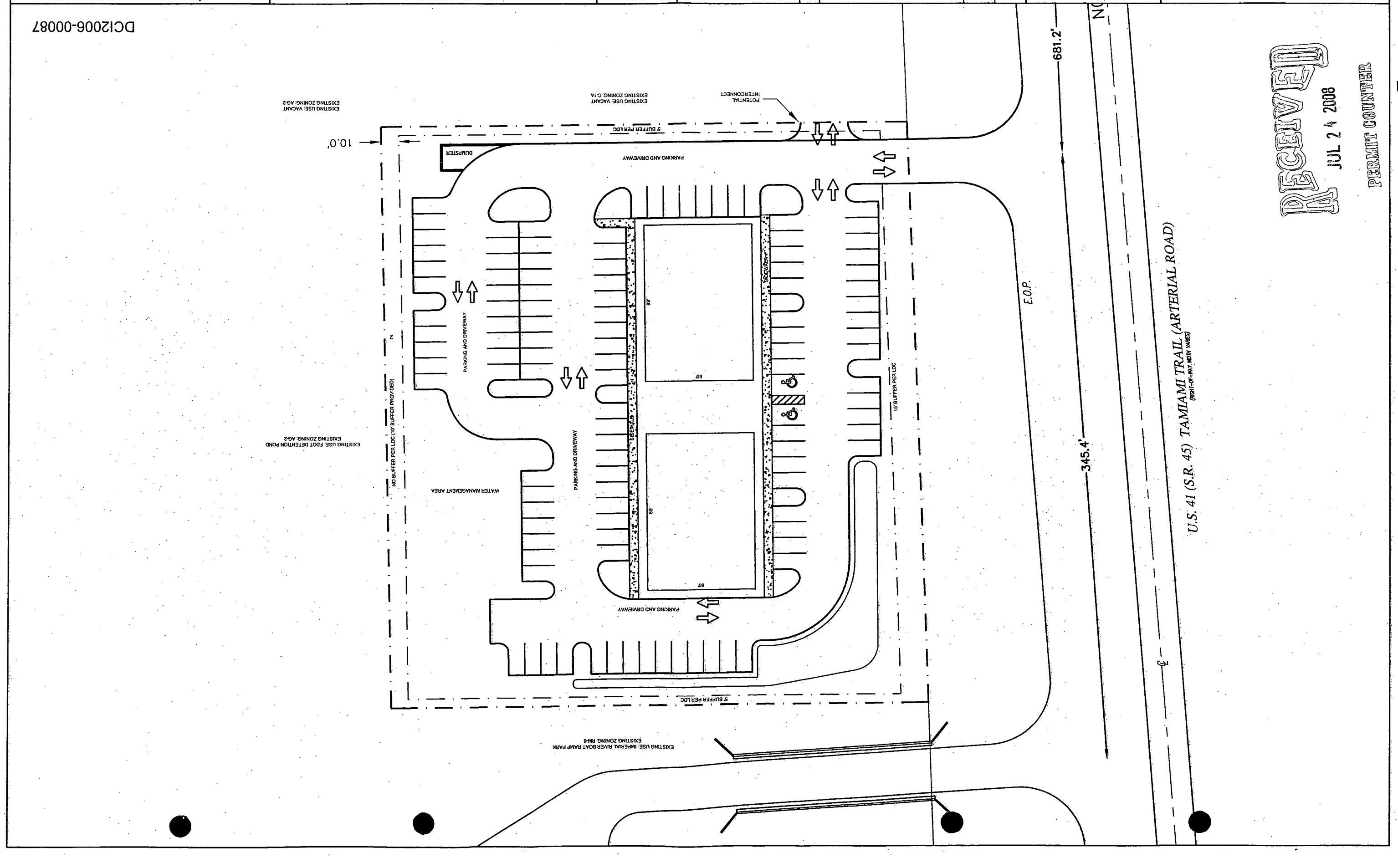
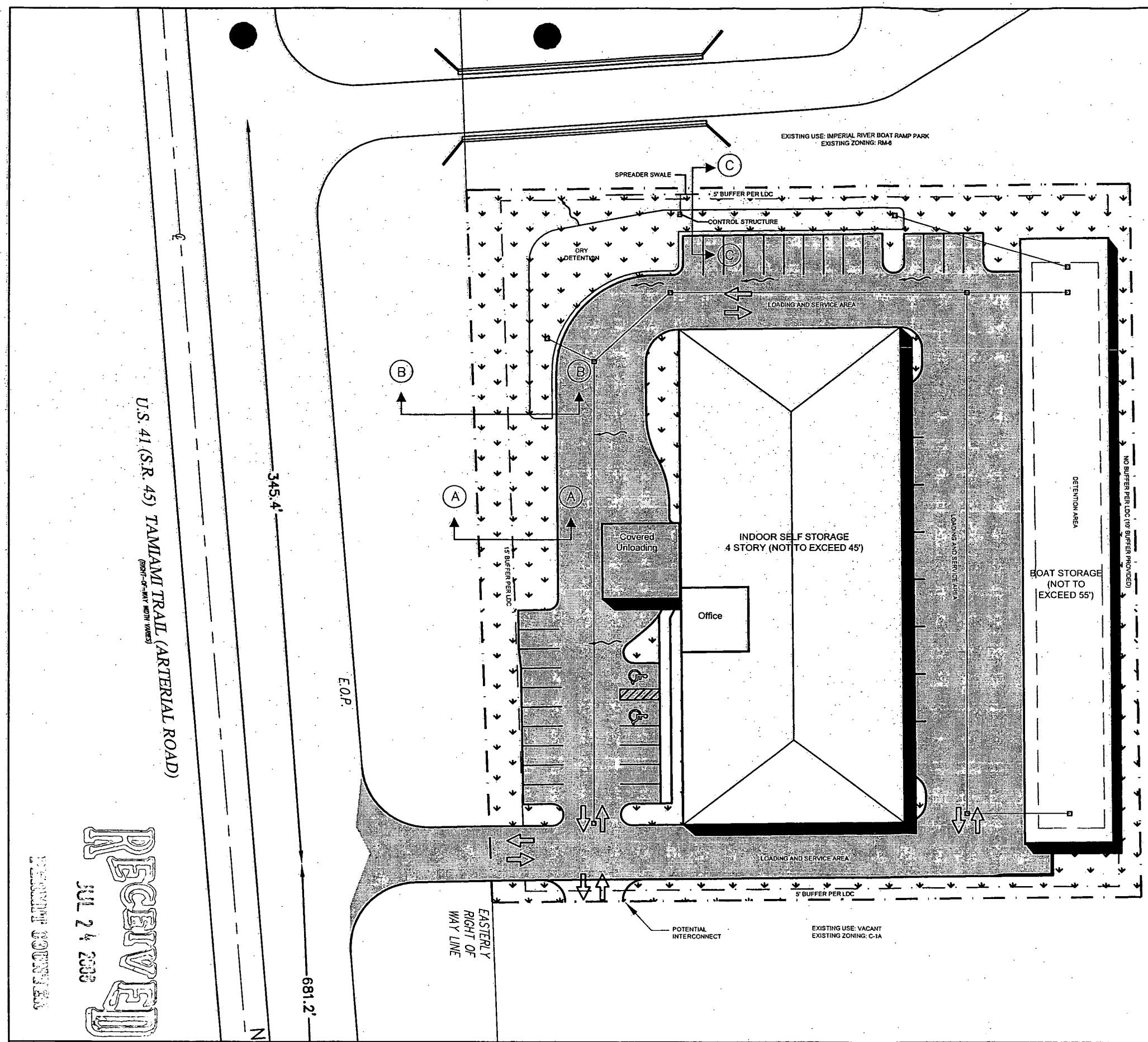
LU/BONITA SPRINGS CPD

EXHIBIT IV-F
MASTER CONCEPT PLAN (ALT-1)

DATE:	FILE NAME	DRAWING NUMBER 3 OF 8
AUGUST 2008	REZ MP-M1	

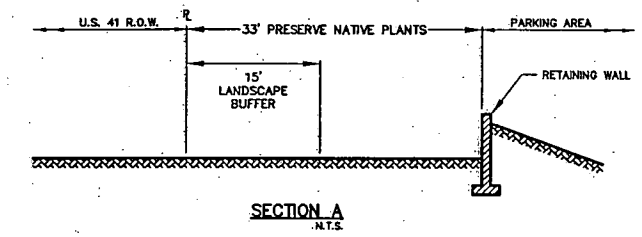
DCI2006-00087



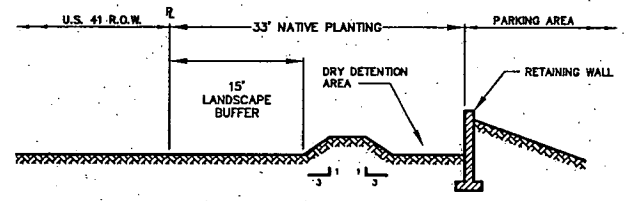


WATER MANAGEMENT NARRATIVE:

STORMWATER RUNOFF FROM THE DEVELOPED SITE WILL BE COLLECTED AND DIRECTED TO A DRY PRE-TREATMENT AREA. ONCE PRE-TREATMENT/WATER QUALITY VOLUMES ARE ACHIEVED, THE STORMWATER WILL OVERFLOW INTO AN UNDER BUILDING DETENTION AREA. THE UNDER BUILDING DETENTION WILL BE PROVIDED UNDER THE BOAT STORAGE BUILDING ONLY. THE BOAT STORAGE STRUCTURE WILL PROVIDE RACKED BOAT STORAGE AND WILL HAVE NO FLOOR. THE BUILDING WILL BE ACCESSIBLE ALONG THE ENTIRE DRIVEWAY LENGTH (ON THE WEST SIDE OF THE BUILDING ON CURRENT PLAN). OFF-SITE DISCHARGE WILL BE CONTROLLED WITH A DRAINAGE STRUCTURE THAT DISCHARGES TO THE NORTH VIA AN ON-SITE SPREADER SWALE.



SECTION A
N.T.S.



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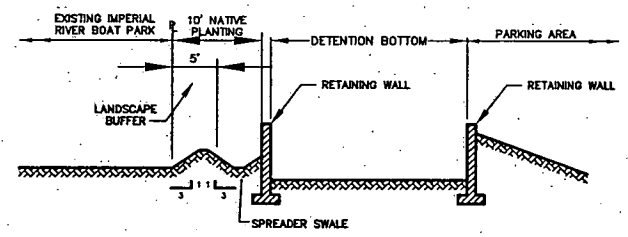
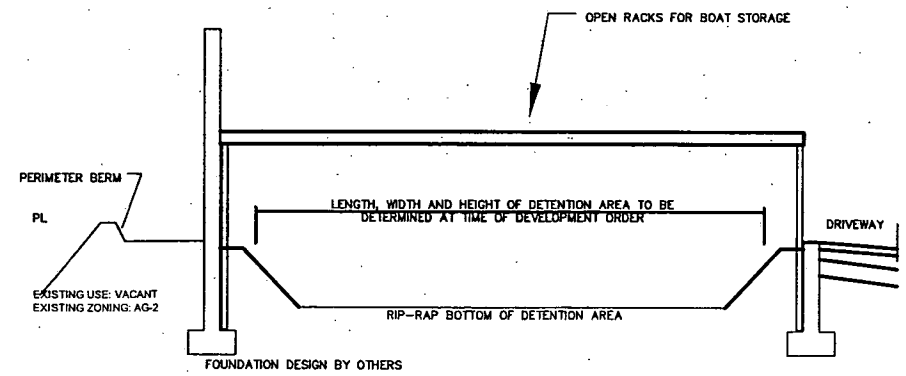


SECTION C
N.T.S.



CROSS-SECTION
UNDER BUILDING DETENTION AREA
N.T.S.

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DCI 2006-00087

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JUL 24 2008
COMMUNITY DEVELOPMENT

OWNER/DEVELOPER

LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
6	5/08	Revise Cross Sections WMP	SU
5	3/08	Revise Parking and Detention Area	SU
4	1/08	Add Parallel Parking	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 25' 50'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 50'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 590-4380 ■ NORTH PORT (941) 426-5858
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV-1
CONCEPTUAL SURFACE WATER MANAGEMENT PLAN

DATE	FILE NAME	DRAWING NUMBER
AUGUST 2006	IRBSZ WP-4	4 OF 8

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE, MAXIMUM 100)
MINI-WAREHOUSES (INDOOR SELF STORAGE, MAXIMUM 1,000 STORAGE UNITS)
OFFICE, GENERAL
RETAIL, SPECIALTY (GROUPS 1-4)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
STRAP NUMBERS:	01-48-25-B1-00002.0040
ADDRESS:	27661 SOUTH TAMIAMI TRAIL
TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)
OPEN SPACE	
REQUIRED:	0.45± ACRES (20%) 2.25 AC. X 20% = 0.45 ACRES
PROVIDED:	0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)	

DEVELOPMENT STANDARDS

MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET (BOAT STORAGE), 45 FEET MINI WAREHOUSE (INDOOR SELF STORAGE), 35 FEET OFFICE OR RETAIL
MAXIMUM LOT COVERAGE:	80%
MAXIMUM BUILDING AREA:	
INDOOR STORAGE / BOAT STORAGE	100,000 SQUARE FEET INDOOR SELF STORAGE AND 100 DRY BOAT STORAGE SPACES OR
OFFICE / RETAIL	25,000 SQUARE FEET*

*LIMITED TO A MAXIMUM OF 15,000 SQUARE FEET OF RETAIL

SETBACKS

	PROPOSED
NORTH	20'
SOUTH	25'
EAST	10'
WEST	25'

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JUL 24 2008

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO FIFTEEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW A PORTION OF THE REQUIRED PLANT MATERIAL ON THE NORTH, WEST AND SOUTH SIDES OF THE SELF STORAGE AND BOAT STORAGE BUILDINGS TO BE DISPLACED AS SHOWN ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN. WHERE BUILDING INGRESS AND EGRESS POINTS PROHIBIT LANDSCAPE MATERIAL INSTALLATION THE TOTAL PERIMETER PLANTING AREA PROVIDED SHALL EQUAL 10% OF THE BUILDING FOOTPRINT. THIS DEVIATION IS APPLICABLE ONLY FOR THE INDOOR SELF STORAGE AND BOAT STORAGE FACILITY USES. (PLEASE REFER TO CALCULATION ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN).

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A 10-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 20-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2020(3)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.
2. LEE TRAN ROUTE 150 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.

LEGAL DESCRIPTION:

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

DCI2006-00087

DCI 2006-00087

OWNER/DEVELOPER
LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
7	7/08	Revise Deviation #1	SU
6	5/08	Revise Cross Sections WMP	SU
5	3/08	Revise Parking and Detention Area	SU
4	11/07	Revise Deviations	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: N.T.S.

Q. GRADY MINOR & ASSOCIATES, P.A.
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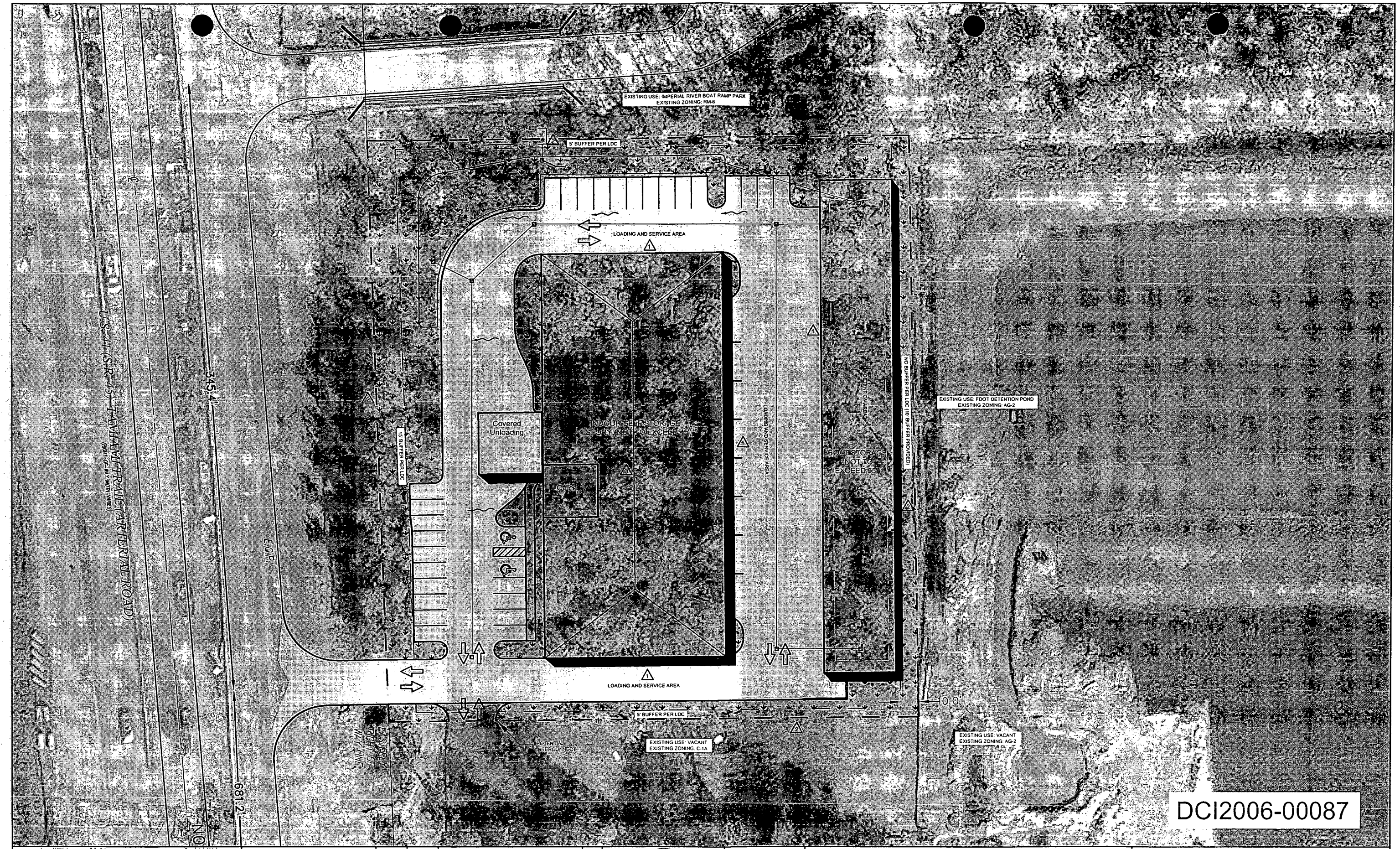
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD
EXHIBIT IV–F
GENERAL NOTES

DATE: AUGUST 2006 | FILE NAME: RSZ MCP-5 | DRAWING NUMBER 5 OF 8



DCI 2006-00087

JUL 24 2008

PERMIT COUNTER

DATE AERIAL FLOWN: JANUARY 2006

OWNER/DEVELOPER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
6	5/08	Revise Cross Sections WMP	SU
5	3/08	Revise Parking and Detention Area	SU
4	1/08	Add Parallel Parking	SU
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1	1/2/07	Per County Comments	SU

NORTH

0' 25' 50'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 50'

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BONITA SPRINGS ■ FORT MYERS ■ NORTH PORT
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV–N
AERIAL

DATE: AUGUST 2006 | FILE NAME: RSZ MCP-4 | DRAWING NUMBER 6 OF 8

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

Live Oak (4)
750 S.F., per Deviation #1 ⚠⚠
200 S.F., per Deviation #1 / Placement
400 S.F., with required placement
Red Maple (8)
BUFFER PER LDC
BUILDING PERIMETER PLANTING AREA; (1,200 S.F. = 10% OF 11,200 S.F. FIRST FLOOR AREA) ⚠
Bald Cypress, Red Maple, Pop Ash, Swamp Bay((6 total) one or combination of, to be determined at time of D.O.)
Leather Fern
Sabal Palms, Bald Cypress, Pop Ash, Red Maple, Swamp Bay ((11 total) one or combination of, to be determined at time of D.O.
BUILDING PERIMETER PLANTING AREA; (2,300 S.F. = 10% OF 23,000 S.F. FIRST FLOOR AREA) ⚠
Red Maple (2)
LOADING AND SERVICE AREA
Live Oak (4)
18' Sabal Palm (7)
Live Oak (2)
Red Maple (2)
Cordgrass / Fakahatchee Grass
Leather Fern, Giant Bulrush, Fire Flag, (one or combination of, to be determined at D.O.
445 S.F., with required placement of Beautyberry
Red Maple (7)
Sabal Palm (7)
Carolina Willow double staggered hedge
Live Oak (5)
Sabal Palm (5)
Covered Unloading
INDOOR SELF STORAGE
4 STORY (NOT TO EXCEED 45')
Office
480 S.F., with required placement of Beautyberry
Red Maple (1)
18' Sabal Palm (16)
LOADING AND SERVICE AREA
BOAT STORAGE (NOT TO EXCEED 55')
NO BUFFER PROVIDED
EXISTING USE: FLOOD DETENTION POND
EXISTING ZONING: AG-2
18' Sabal Palm (7)
Live Oak (2)
Understory, 1/2 Wax Myrtle & 1/2 Cocplum 5' O.C. = 64±
Red Maple (2)
18' Sabal Palm (11)
400 S.F., with required placement
5' BUFFER PER LDC
760 S.F., per Deviation #1 ⚠
EXISTING USE: VACANT
EXISTING ZONING: C-1A
POTENTIAL INTERCONNECT
Red Maple (2)
Sabal Palm (9)
Live Oak (2)
200 S.F., per Deviation #1 / Placement
EXISTING USE: VACANT
EXISTING ZONING: AG-2
U.S. 41 - TAMIAMI TRAIL
E.O.P.
EASTERLY RIGHT OF WAY LINE
RECEIVED
JUL 24 2008
PERMIT COUNTER

LANDSCAPE CALCULATION TABLE:

BUFFERS:

NORTH: 300' TYPE 'A'- 12 TREES REQUIRED
EAST: N/A
SOUTH: 294' - TYPE 'A' - 12 TREES REQUIRED
WEST: 331' - TYPE 'D' - 17 TREES / CONTINUOUS HEDGE

⚠ BUILDING PERIMETER SUMMARY:

INDOOR S.S.
2,300 S.F. = 925 S.F., Adjacent
1,375 S.F., Displaced
BOAT STORAGE
1,200 S.F. = 800 S.F., Adjacent
400 S.F., Displaced
5' minimum width.

MINIMUM LANDSCAPE REQUIREMENTS:

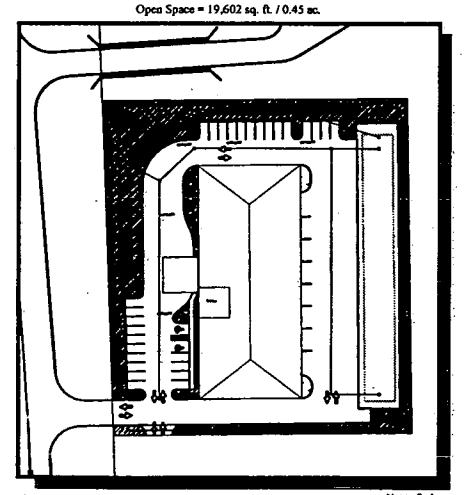
ONE CANOPY TREE PER 3,500 S.F. OF DEVELOPED SITE AREA.
98,010 S.F. OF LOT AREA / 3,500 S.F. = 29 TREES REQUIRED

⚠⚠] Deviations per Master Concept Plan and listed on sheet 4 of 6

PLANT SCHEDULE:

TAG	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATION	NATIVE
TREES					
AC	6	Red Maple	Acer rubrum	6' O.A., 3'-5' SPR., 1 1/2 CAL.	Y
AC²	24	Red Maple	Acer rubrum	12' O.A., 6' SPR., 5' C.T.	Y
QV	25	Live Oak	Quercus virginiana	12' O.A., 6' SPR., 5' C.T.	Y
TA	6	Bald Cypress	Taxodium distichum	6' O.A., 3'-5' SPR., 1 1/2 CAL.	Y
PALMS					
SP	80	Sabal Palm	Sabal palmetto		Y
SHRUBS / ACCENTS					
ACR	190	Leather Fern	Acrostichum danaeifolium	1 G., 24" x 24", 48" O.C.	Y
CAL	122	American Beautyberry	Callicarpa americana	3 G., 24" x 24", 36" O.C.	Y
CHR	148	Carolina Willow	Salix caroliniana	3 G., 24" x 24", double staggered row	Y
CHR/MYR	203	Cocoplum / Wax Myrtle	Chrysobalanus icaco / Myrica cerifera	50 / 50 mix, 3 G., 24" x 24", 60" O.C.	Y
MYR	228	Wax Myrtle	Myrica cerifera	3 G., 24" x 24", 36" O.C.	Y
SPA / FAK	408	Cordgrass / Fakahatchee Grass	Sartina bakerii / Tripsacum floridana	50 / 50 mix, 1 G., 24" x 24", 48" O.C.	Y
GROUNDCOVERS / VINES / OTHERS					
IPO	128	Railroad Vine	Ipomoea pescaprae	1 G., min.; 36" O.C.	Y
SOD	T.B.D.	St. Augustine	Stenotaphrum secondatum 'Floratam'	Set on raked, suitable soil / remove rocks > 3/4" dia. / tight joints	N
	T.B.D.	Mulch		Florimuch, 3" thick after watering in **	
	T.B.D.	Planting Soil		7.0 pH, low fines, 60% organics (see L.A.)	
	T.B.D.	Root Barrier		Concrete per details / submit alt. to L.A.	

Open Space = 19,602 sq. ft. / 0.45 ac.



OPEN SPACE DIAGRAM — Not to Scale

Revision	Date	Description	By
⚠1	7.8.08	BP Planting Area changed from 10% to 15%	MML
⚠2	7.10.08	BP Planting Area Relocated	ESP

DESIGNED BY: QGM
DRAWN BY: ESP
APPROVED: DKC
JOB CODE: IRBSZ
SCALE: 1" = 40'

QGM DESIGN
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

DCI 2006-00087

Q. GRADY MINOR & ASSOCIATES, P.A.
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ENGINEERING CERT. OF AUTH. EB 0005451 SURVEYING CERT. OF AUTH. LB 0005451 LANDSCAPE ARCH. BUSINESS LC 26000266
WWW.GRADYMINOR.COM

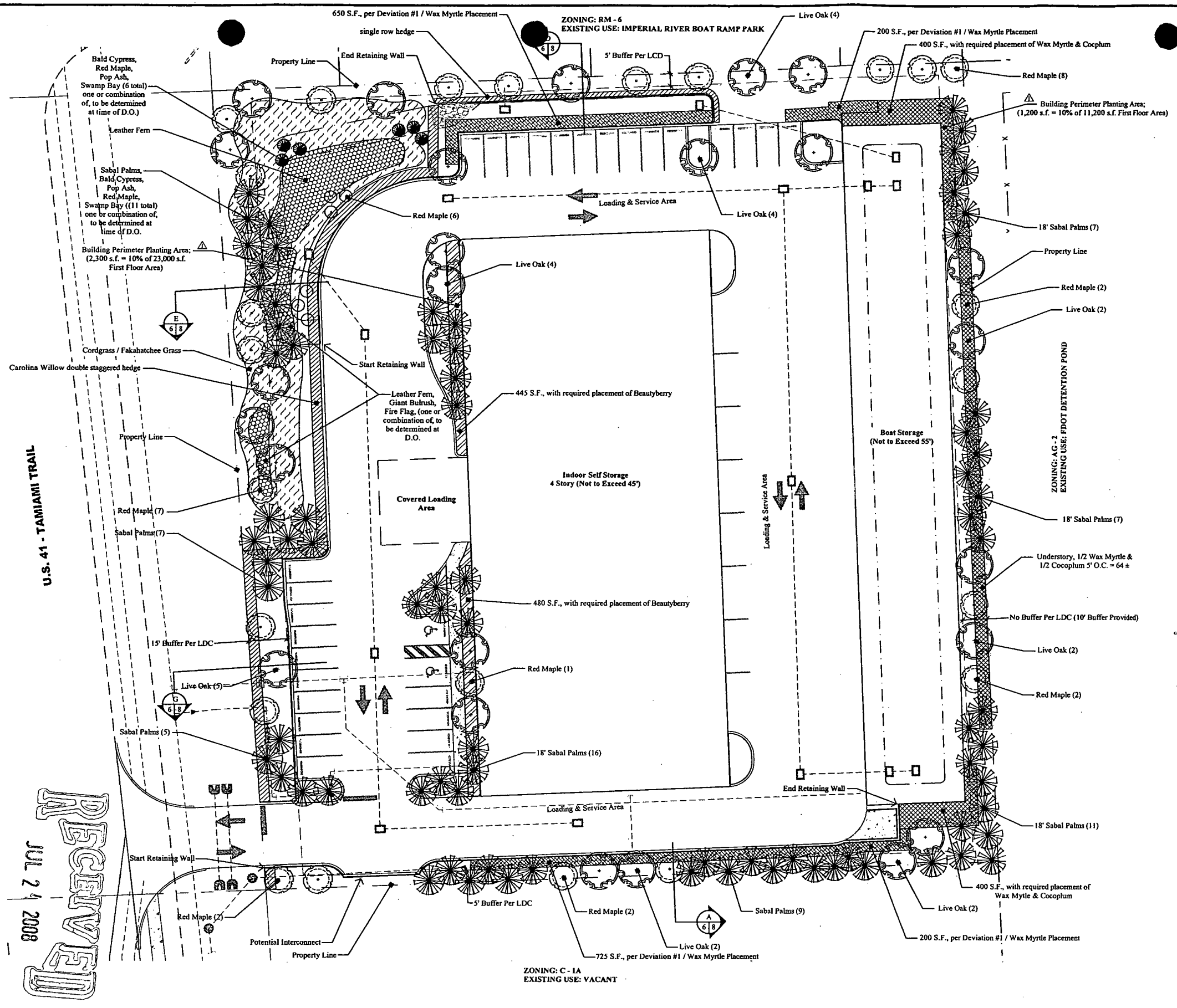
NORTH

LU / BONITA SPRINGS CPD

EXHIBIT IV - F
CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

DAVID KENT CARLYLE, R.L.A., A.S.L.A. 3800 VIA DEL REY BONITA SPRINGS, FLORIDA 34134 FLORIDA LICENSE NUMBER LA1517

MUNICIPALITY: CITY OF BONITA SPRINGS
SUBMITTAL: CPD
DATE: MARCH, 2007
FILE NAME: IRBSZ-LA4
SHEET 7 OF 8



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JUL 24 2008
LEE COUNTY

DCI 2006-00087

QGM DESIGN 3800 VIA DEL REY BONITA SPRINGS, FL 34134	DESIGNED BY: QGM DRAWN BY: ESP APPROVED: DKC JOB CODE: IRBSZ SCALE: 1" = 40'	Q. GRADY MINOR & ASSOCIATES, P.A. CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS ▪ LANDSCAPE ARCHITECTS BONITA SPRINGS (239) 947-1144 ▪ FORT MYERS (239) 690-4380 ▪ NORTH PORT (941) 426-5858 ENGINEERING CERT. OF AUTH. EB 0005561 SURVEYING CERT. OF AUTH. LB 0005561 LANDSCAPE ARCH. BUSINESS LC #0000266 WWW.GRADYMINOR.COM	LU / BONITA SPRINGS CPD CONCEPTUAL RETAINING WALL PLAN

Revision	Date	Description	By

DAVID KENT CARLYLE, R.L.A., A.S.L.A. 3800 VIA DEL REY BONITA SPRINGS, FLORIDA 34134 FLORIDA LICENSE NUMBER LA1517

MUNICIPALITY: City of Bonita Springs
SUBMITTAL: CPD
DATE: MARCH, 2007
FILE NAME: IRBSZ-RLA2
SHEET 8 OF 8

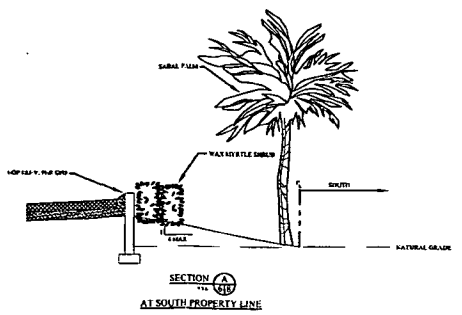
ZONING: RM - 6
EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK

ZONING: AG - 2
EXISTING USE: FDOT DETENTION POND

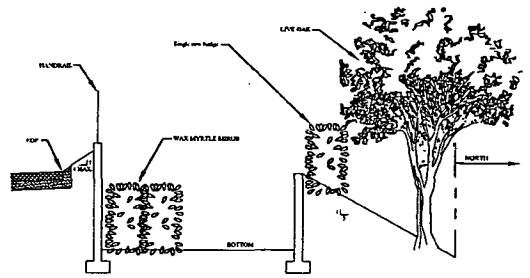
ZONING: C - 1A
EXISTING USE: VACANT

U.S. 41 - TAMIAMI TRAIL

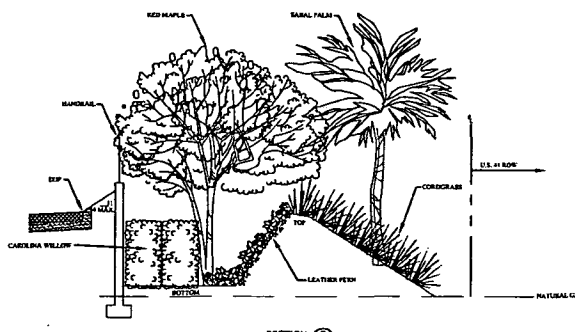
650 S.F., per Deviation #1 / Wax Myrtle Placement
single row hedge
Property Line
End Retaining Wall
5' Buffer Per LCD
Live Oak (4)
200 S.F., per Deviation #1 / Wax Myrtle Placement
400 S.F., with required placement of Wax Myrtle & Cocplum
Red Maple (8)
Bald Cypress, Red Maple, Pop Ash, Swamp Bay (6 total) one or combination of, to be determined at time of D.O.)
Building Perimeter Planting Area; (1,200 s.f. = 10% of 11,200 s.f. First Floor Area)
Leather Fern
Sabal Palms, Bald Cypress, Pop Ash, Red Maple, Swamp Bay ((11 total) one or combination of, to be determined at time of D.O.
Loading & Service Area
Red Maple (6)
Live Oak (4)
18' Sabal Palms (7)
Building Perimeter Planting Area; (2,300 s.f. = 10% of 23,000 s.f. First Floor Area)
Live Oak (4)
Property Line
Red Maple (2)
Live Oak (2)
Cordgrass / Fakahatchee Grass
Carolina Willow double staggered hedge
Start Retaining Wall
Leather Fern, Giant Bulrush, Fire Flag, (one or combination of, to be determined at D.O.
445 S.F., with required placement of Beautyberry
Property Line
Boat Storage (Not to Exceed 55')
Indoor Self Storage 4 Story (Not to Exceed 45')
Covered Loading Area
Loading & Service Area
Red Maple (7)
Sabal Palms(7)
18' Sabal Palms (7)
Understory, 1/2 Wax Myrtle & 1/2 Cocoplum 5' O.C. = 64 ±
480 S.F., with required placement of Beautyberry
No Buffer Per LDC (10' Buffer Provided)
15' Buffer Per LDC
Live Oak (2)
Live Oak (5)
Red Maple (1)
Red Maple (2)
Sabal Palms (5)
18' Sabal Palms (16)
End Retaining Wall
Loading & Service Area
18' Sabal Palms (11)
Start Retaining Wall
400 S.F., with required placement of Wax Myrtle & Cocoplum
5' Buffer Per LDC
Red Maple (2)
Sabal Palms (9)
Live Oak (2)
Red Maple (2)
Potential Interconnect
Property Line
Live Oak (2)
725 S.F., per Deviation #1 / Wax Myrtle Placement
200 S.F., per Deviation #1 / Wax Myrtle Placement



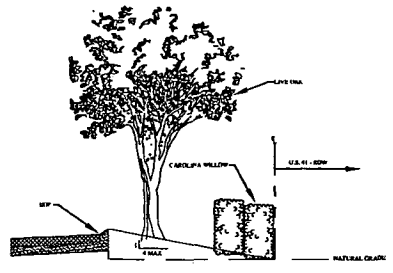
SECTION A
AT SOUTH PROPERTY LINE



SECTION B
AT NORTH PROPERTY LINE



SECTION C
AT WEST PROPERTY LINE



SECTION D
AT SOUTH - WEST PROPERTY LINE

QGM DESIGN
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

Revision	Date	Description	By

DESIGNED BY:	QGM
DRAWN BY:	ESP
APPROVED:	DEC
JOB CODE:	IRBSZ
SCALE:	1" = 40'

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NORTH

LU / BONITA SPRINGS CPD

CONCEPTUAL RETAINING WALL PLAN

DAVID KENT CARLYLE, R.L.A., A.S.L.A., 3800 VIA DEL REY BONITA SPRINGS, FLORIDA 34134 FLORIDA LICENSE NUMBER LA1517

MUNICIPALITY:	City of Bonita Springs
SUBMITTAL:	CPD
DATE:	MARCH, 2007
FILE NAME:	IRBSZ-ELA2
SHEET	8 OF 8

CITY OF
BONITA SPRINGS

9101 BONITA BEACH ROAD
BONITA SPRINGS, FL 34135
TEL: (239) 949-6262
FAX: (239) 390-1004
www.cityofbonitasprings.org

Ben Nelson
Mayor

Richard Ferreira
District One

Janet Martin
District Two

Patrick McCourt
District Three

John D. Spear
District Four

Martha Simons
District Five

William C. Lonkart
District Six

Gary A. Price
City Manager

Audrey E. Vance
City Attorney

September 03, 2008

533-8585

MR. WAYNE ARNOLD
GRADY MINOR & ASSOCIATES
3800 VIA DEL RAY
BONITA SPRINGS, FL 34134

RE: **Agenda Schedule for LU BONITA SPRINGS LLC**
Case No. DCI2006-00087

Dear MR. WAYNE ARNOLD :

Your request has been scheduled before the City Council of the City of Bonita Springs for a **SECOND READING** of an ordinance on the referenced matter. Public comment by participants will be taken during this hearing.

DATE & TIME:	Monday, September 22, 2008. Meeting commences at 9:00 a.m.
LOCATION:	Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135

Be advised all exhibits presented to City Council are required to be retained by the City Clerk for the minutes and records. The City encourages the applicant to provide reduced copies of these exhibits for the record as an alternative to a full size copy, for reproduction purposes.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Catherine Keller

Catherine A Keller
Administrative Assistant

cc: LU BONITA SPRINGS, LLC.
LU BONITA SPRINGS LLC
MS. NEALE MONTGOMERY, PAVESE LAW FIRM
Josh Philpott, AICP, Senior Planner
Zoning File

CITY OF
BONITA SPRINGS

9101 BONITA BEACH ROAD
BONITA SPRINGS, FL 34135
TEL: (239) 949-6262
FAX: (239) 390-1004
www.cityofbonitasprings.org

Ben Nelson
Mayor

Richard Ferreira
District One

Janet Martin
District Two

Patrick McCourt
District Three

John D. Spear
District Four

Martha Simons
District Five

William C. Lonkart
District Six

Gary A. Price
City Manager

Audrey E. Vance
City Attorney

August 13, 2008

533-8585

MR. WAYNE ARNOLD
GRADY MINOR & ASSOCIATES
3800 VIA DEL RAY
BONITA SPRINGS, FL 34134

RE: **Agenda Schedule for LU BONITA SPRINGS LLC**
Case No. DCI2006-00087

Dear MR. WAYNE ARNOLD :

Your request has been scheduled before the City Council of the City of Bonita Springs for a **FIRST READING** of an ordinance on the referenced matter. Public comment will not be taken at the First Reading.

DATE & TIME:	Wednesday, September 3, 2008. Meeting commences at 5:30 p.m.
LOCATION:	Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135

The first reading is a reading of the request and the second reading is the hearing.

A second reading on this matter is tentatively scheduled for Monday, September 22, 2008 at 9:00 a.m. at the same location.

Be advised all exhibits presented to City Council are required to be retained by the City Clerk for the minutes and records. The City encourages the applicant to provide reduced copies of these exhibits for the record as an alternative to a full size copy, for reproduction purposes.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Catherine Keller

Catherine A Keller
Administrative Assistant

cc: LU BONITA SPRINGS, LLC.
LU BONITA SPRINGS LLC
MS. NEALE MONTGOMERY, PAVESE LAW FIRM
Josh Philpott, AICP, Senior Planner
Zoning File

July 01, 2008 533-8585

CITY OF
BONITA SPRINGS

9101 BONITA BEACH ROAD
BONITA SPRINGS, FL 34135
TEL: (239) 949-6262
FAX: (239) 390-6255
www.cityofbonitasprings.org

Ben Nelson
Mayor

Richard Ferreira
District One

Janet Martin
District Two

Pat McCourt
District Three

John D. Spear
District Four

Martha Simons
District Five

William C. Lonkart
District Six

Gary A. Price
City Manager

Audrey E. Vance
City Attorney

MR. WAYNE ARNOLD
GRADY MINOR & ASSOCIATES
3800 VIA DEL RAY
BONITA SPRINGS, FL 34134

RE: Agenda Schedule for LU BONITA SPRINGS LLC
Case No. DCI2006-00087

Dear MR. WAYNE ARNOLD :

Your zoning request has been scheduled before the Zoning Board for Land Use Hearings of the City of Bonita Springs on Friday, August 1, 2008, at 4:00 PM. The hearing will be conducted in the Bonita Springs City Hall, 9101 Bonita Beach Road, Bonita Springs, FL 34135.

Your zoning sign will be ready for pickup any time after Monday, July 7, 2008, at the second floor reception desk at 1500 Monroe St., Ft. Myers, FL. If you would like to pick them up at the drive-thru window, please call 533-8585 to make the appropriate arrangements. This sign must be posted in accordance with Department procedures no later than Thursday, July 17, 2008, and is to remain posted until final decision is rendered.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division
Catherine Keller
Catherine A Keller
Administrative Assistant

cc: LU BONITA SPRINGS, LLC.
LU BONITA SPRINGS LLC
MS. NEALE MONTGOMERY, PAVESE LAW FIRM
Josh Philpott, AICP, Senior Planner
Zoning File

April 02, 2008

533-8585

CITY OF
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MR. WAYNE ARNOLD
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William C. Lonkart
District Six

Gary A. Price
City Manager

Audrey E. Vance
City Attorney

RE: Agenda Schedule for LU BONITA SPRINGS LLC
Case No. DCI2006-00087

Dear MR. WAYNE ARNOLD :

Your zoning request has been scheduled before the Zoning Board for Land Use Hearings of the City of Bonita Springs on Friday, May 2, 2008, at 12:00 PM. The hearing will be conducted in the Bonita Springs City Hall, 9101 Bonita Beach Road, Bonita Springs, FL 34135.

Your zoning sign will be ready for pickup any time after Friday, April 4, 2008, at the second floor reception desk at 1500 Monroe St., Ft. Myers, FL. If you would like to pick them up at the drive-thru window, please call 533-8585 to make the appropriate arrangements. This sign must be posted in accordance with Department procedures no later than Tuesday, April 15, 2008, and is to remain posted until final decision is rendered.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division
Jamie Princing
Jamie Princing
Administrative Assistant

cc: LU BONITA SPRINGS, LLC.
LU BONITA SPRINGS LLC
MS. NEALE MONTGOMERY, PAVESE LAW FIRM
Josh Philpott, Senior Planner
Zoning File

March 05, 2008 533-8585

CITY OF
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MR. WAYNE ARNOLD
GRADY MINOR & ASSOCIATES
3800 VIA DEL RAY
BONITA SPRINGS, FL 34134

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Ben L. Nelson, Jr.
District Six

Gary A. Price
City Manager

Audrey E. Vance
City Attorney

RE: Agenda Schedule for LU BONITA SPRINGS LLC
Case No. DCI2006-00087

Dear MR. WAYNE ARNOLD :

Your zoning request has been scheduled before the Zoning Board for Land Use Hearings of the City of Bonita Springs on Friday, April 4, 2008, at 9:00 AM. The hearing will be conducted in the Bonita Springs City Hall, 9101 Bonita Beach Road, Bonita Springs, FL 34135.

Your zoning sign will be ready for pickup any time after Monday, March 10, 2008, at the second floor reception desk at 1500 Monroe St., Ft. Myers, FL. If you would like to pick them up at the drive-thru window, please call 533-8585 to make the appropriate arrangements. This sign must be posted in accordance with Department procedures no later than Thursday, March 20, 2008, and is to remain posted until final decision is rendered.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division
Catherine Keller
Catherine A Keller
Administrative Assistant

cc: LU BONITA SPRINGS, LLC.
LU BONITA SPRINGS LLC
MS. NEALE MONTGOMERY, PAVESE LAW FIRM
Josh Philpott, Senior Planner
Zoning File

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Gary A. Price
City Manager

Audrey E. Vance
City Attorney

Writer's Direct Dial Number: (239) 533-8365

March 4, 2008

MR. WAYNE ARNOLD
GRADY MINOR & ASSOCIATES
3800 VIA DEL RAY
BONITA SPRINGS, FL 34134

Re: LU BONITA SPRINGS LLC
DCI2006-00087 - PDS Application (Minor PD)

Dear MR. WAYNE ARNOLD :

The Zoning Division has reviewed the information provided and supplemented for the rezoning request referenced above. The application is now sufficient and the formal request has been drafted from your application as follows:

> Rezone approximately 2.2 acres from Agriculture (AG-2) to Commercial planned Development to permit a maximum of 110,000 square-feet of commercial uses, including but not limited to boat repair and service, mini-warehouse, and boat storage. Maximum proposed height of 55-feet.
>
> NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

Please review this language carefully, and notify me in writing by March 18, 2008 whether or not this wording is satisfactory. Staff's substantive comments, along with the staff report, are being prepared. This request has been tentatively scheduled for public hearing before the Bonita Springs Zoning Board of Adjustments and Appeals on April 4, 2008. However, please note that this is a tentative date that is subject to change and that Lee County will be held harmless for any potential delay in effectuating compliance with the tentative hearing date.

You may schedule or waive a formal pre-hearing conference to discuss substantive issues. Contact me if you have any questions or if you would like to meet informally prior to the public hearings.

Sincerely,

LEE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division
For the City of Bonita Springs

Josh Philpott
Senior Planner

copy w/o attachments
Pamela Houck, Division Director
Audrey Vance, City Attorney
DS Reviewer - Susan L Hollingsworth
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Sam Lee, Natural Resources
Lili Wu, LCDOT
Dawn Gordon, Lee County School District
Jamie Princing, DCD Administration
Mohsen Salehi, City of Bonita Springs

DCI Zoning File
DCI Working File

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R. Robert Wagner
District Three

John Joyce
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David T. Piper, Jr.
District Five

Ben L. Nelson, Jr.
District Six

Gary A. Price
City Manager

Audrey E. Vance
City Attorney

Writer's Direct Dial Number: (239) 479-8365

February 5, 2007

MR. WAYNE ARNOLD
GRADY MINOR & ASSOCIATES
3800 VIA DEL RAY
BONITA SPRINGS, FL 34134

Re: LU BONITA SPRINGS LLC
DCI2006-00087 - PDS Application (Minor PD)

Dear MR. WAYNE ARNOLD :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

LEE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division
For the City of Bonita Springs

Josh Philpott
Senior Planner

cc: Pamela Houck, Division Director
Audrey Vance, City Attorney
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Sam Lee, Natural Resources
Susan L Hollingsworth, Development Review
Lili Wu, LCDOT
Jamie Princing, DCD Administration
Mohsen Salehi, City of Bonita Springs

DCI Zoning File
DCI Working File

Environmental Sciences Planned Development Sufficiency Checklist

5) Open Space. The percentage of open space must be clearly stated on the Master Concept Plan unless the proposed development consists solely of conventional single family dwelling units on lots of no less than 6,500 square feet. [34-373(a)(6)f.; 34-373(a)(8)iii.]

As previously requested, please provide an open space diagram delineating the required amount of open space.

11) Schedule of Deviations. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan must be submitted. [34-373(a)(9).]

According to the response letter, the perimeter building plantings will be displaced to the buffers and to the facade along U.S. 41.ES staff understands that the site design will not comply with Bonita Springs LDC Sec. 3-416(b). There are areas to the west, south and north side of the proposed boat storage facility that are at 5 feet or greater that will meet the intent of the perimeter building planting requirement. As previously requested, please revise the wording of Deviation 1 to reflect these areas that will meet the intent of the perimeter building planting requirement.

12) Miscellaneous Items.

The proposed site design will impose limitations for the general tree requirement and other landscaping requirements per LDC Sec. 10-416(a). Therefore, ES staff is requesting a detailed landscape plan that delineates locations for all code-required general trees. Please provide a detail landscape plan that delineates the general tree requirements, buffers, and building perimeter plantings.

13) Contact. The Environmental Planner may be contacted regarding any question on the Environmental Sciences Sufficiency Checklist.

Brent Cunningham, Environmetnal Planner
239-479-8337
bcunningham@leegov.com

Bonita Springs Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

12b) Vehicular Access. The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. [34-373(a)(6)b.]

A cross-access easment, or similar document, showing permitted acces to the Lee County parcel will be required before scheduling the hearing.

20) Contact. The Zoning Planner may be contacted regarding any questions on the Planned Development Sufficiency Checklist.

Josh Philpott - 479-8365

21) Miscellaneous Items.

The text talks about boat trailers, but the site does not appear to be dimensioned to allow storage on trailers or maneuvering (or parking) of personal vehicle-trailer combinations. Please illustrate how the trailers will have sufficient space for movement around the site.

Comments from Mohsen Salehi:
MCP

1) It is noted on drawing 3 of 4 the proposed building area is indicated as being 110,000square feet and maximum building area as 110,000 s.f. indoor storage/boat storage+25,000 s.f. office+15,000 s.f. retail=150,000 s.f total

2) Deviation 3: Although the proposed 80 parking spaces (77+3 H/C) might be consistent with the page 8 paragraph 2nd last sentence (i.e., "A requirement of one parking space for each 1,000 to 1,500 square feet of floor space is not uncommon.") ,Standards for Self-Service Storage Facilities, for 110,000 Miniwarehouse, the parking requirements for 25,000 s.f of office use and 15,000 s.f.of retail use is unaccounted for.

TIS

1) Considering the addition of 40,000 s.f for land use codes 820 (15,000 s.f. shopping center) and land use code 710 (25,000 s.f. general office) The statement"The boat storage generates more trip, so it is used fore the calculation in this report". is no longer valid. weekday two-way volume of 644+275+275=1194> 888 or 966)sat.) PM peak Hour Total of or 29+37+56= 122>57 or 81(sat.)

2) Since PM Peak exceeds 100, intersection analysis and additional link analysis within the area of influence are required (Please refer to AC 13-17).

It should also be noted that the size of the proposed building exceeds 100,000 square feet and as such the building as well as the office/retail component is subject to "big box" regulatory review. The applicant should provide elevation drawings for our review.

Comments from Department of Natural Resources:

Regarding the sufficiency reply of January 11, 2007, I would disagree with the reply to question 3. Specifically, the Manatee Protection Plan states as follows:

Definitions-

Boat Facility – A public or private structure or operation where boats are moored and/or launched, including commercial, recreational, and residential marinas, and boat ramps. A dry storage facility is considered part of a boat facility if the dry storage facility has the capability of launching vessels into adjacent waters or water access is provided adjacent to the project. Facilities such as long-term boat storage lots or boat dealership lots that do not have adjacent water access will not be considered boat facilities. For the purposes of this plan, single-family docks with less than five (5) wet slips are not

considered boat facilities.

Section 8.4-

For these purposes, marine facilities which will undergo the MFSE evaluation process will be defined as commercial marinas with various services provided, and docking facilities will be defined as common facilities with five or more wet or dry slips. Utilizing these criteria, not only are public service marinas encompassed by these definitions, but many private marinas and other facilities are included as well. Condominiums, which have at least 5 slips, would also be defined as docking facilities. Dry storage is only included if wet storage of 5 slips or more is provided or the dry storage has direct water access through a lift or other means of conveyance. Ramps will be evaluated based on the number of parking spaces as a proxy for slips.

By creating a connection through the boat ramp property, the project creates a direct means of conveyance and requires a MPP consistency review.

Steve Boutelle
Marine Operations Manager
Lee County - Natural Resources Division

T.I.S. Checklist

10) Miscellaneous items.

TIS

1) Although the applicant proposes two different development scenarios, A) a Marina with 300 berths (LUC 420) and B) a 110,000 square feet mini-warehouse (LUC 151), with the highest trip generator (LUC 420) for PMPK being used for the analysis; Sat. PK HR for the proposed Marina needs to be analyzed as well (45 versus 33 trip ends used for the analysis per Table 1).

2) Page 1, under Turn lane Calculations, 300' connection spacing for a Class 5 facility is inadequate. The requirement is 440', The applicant needs to acquire interconnect to the adjacent property to the South per Figure 2.

3) It is not clear how an access to Imperial River Boat Ramp Park could be justified for a mini-storage facility. Applicant needs to substantiate the feasibility of the proposed interconnect for either scenario.

4) Page 2 under Level of Service Analysis typo 31,700 not 31,900 for 1996 AADT (typo?). The growth rate of 4.1% appears reasonable.

MCP

1) The justification given for Deviation #3 to reduce parking requirement from 1 space per 25 to 1 space per 100 units per 34-2020(3)(g). without giving any specific number of storage units or their break down by size, and any studies to substantiate "that customers utilize smaller units and access them infrequently" is not acceptable.

2) Does the statement "the collocation (colocation?) of these facilities will reduce the impact to the boat ramp parking" imply shared parking agreement with the Park? Is there a study or statement by the Park official indicating that currently there is a shortage of parking in the Park? Or the park is likely to receive the "spill over" parking from the proposed Marina/Mini-warehouse?

Considering the above comments, there are not enough information for our review at this time. Feel free to call with any questions or comments that you might have.

For the City of Bonita Springs.

Mohsen Salehi
Consulting Services
Ft. Myers, Florida
239/9941320 (cell#)
239/433-1092 (voice/fax)

BS Development Review Checklist

2) Deviations. The application must include a schedule of deviations including detail drawings and written justifications. [34-412(a)]

The proposed stormwater management system is not consistent with the BSLDR and therefore a deviation from Section 3-321 must be requested.

4) Miscellaneous items.

Deviations are being requested for parking, setbacks and must be requested for the stormwater management system. This coupled with the fact that the grass parking area is included in the open space calculation clearly shows that the proposed building and infrastructure far exceeds the capacity of the site. Also, the justifications provided do not adequately demonstrate that the granting of the deviations would result in an enhancement to the site, as required in Section 34-412. DS Staff also feels that the requested deviations are unwarranted due to the fact this is an unrestricted virgin site and can be designed in compliance with the BSLDR with the appropriately proposed infrastructure.
Although the rezoning request may be found sufficient upon addressing the stormwater management system, Development Services Staff will most likely not support the requested deviations.

As a reminder, prior to approving the local development order, the developer must submit an approved Notice of Intent (NOI) from FDOT to allow site access from US 41, and a letter from LC Parks & Recreation allowing the northerly site access point. A joint access easement must be recorded.

5) Contact. The reviewer may be contacted regarding questions on the Development Review Sufficiency Checklist.

Ross Morgan 479-8587

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Gary A. Price
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Audrey E. Vance
City Attorney

Writer's Direct Dial Number: (239) 479-8365

November 16, 2006

MR. D WAYN ARNOLD
GRADY MINOR & ASSOCIATES
3800 VIA DEL RAY
BONITA SPRINGS, FL 34134

Re: LU BONITA SPRINGS LLC
DCI2006-00087 - PDS Application (Minor PD)

Dear MR. D WAYN ARNOLD :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

LEE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division
For the City of Bonita Springs

Josh Philpott
Senior Planner

cc: Pamela Houck, Division Director
Audrey Vance, City Attorney
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Roland Ottolini, Natural Resources
Lili Wu, LCDOT
Jamie Princing, DCD Administration
Mohsen Salehi, City of Bonita Springs
Susan L Hollingsworth, Development Review

DCI Zoning File
DCI Working File

1) Sufficiency Comments.

1. The Master Concept Plan shall show the distance between the proposed project entrance and the adjacent streets/driveways on US 41.

2) The LCDOT reviewer may be contacted regarding any questions on the LCDOT Checklist.

Lili Wu 479-8580 ext 5395

Environmental Sciences Planned Development Sufficiency Checklist

3) Protected Species Management Plan. Protected species preserve areas must be indicated on the Master Concept Plan; a final management plan as required by LDC Section 10-474 is not required until time of local development order. [10-474]

According to Exhibit II-E-2, shared parking and access to the Imperial River Boat Launch Facility is proposed. If parking and access will be negotiated with the park then this project will be subject to review under the Manatee Protection Plan. In addition, because this property does not directly abut the Imperial River, the Manatee Protection Plan would likely be applied to the county property. Please contact Natural Resources and Parks and Recreation to discuss details.

5) Open Space. The percentage of open space must be clearly stated on the Master Concept Plan unless the proposed development consists solely of conventional single family dwelling units on lots of no less than 6,500 square feet. [34-373(a)(6)f.; 34-373(a)(8)iii.]

Please provide hatchings for all open space areas.

8) Design Standards: Environmentally Sensitive Areas. Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural features of the site, particularly mature native trees and threatened or endangered native vegetation. [34-411(g)]

Will any of the existing native trees be incorporated into the site design (i.e. Type D buffer along 41)? Please clarify.

11) Schedule of Deviations. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan must be submitted. [34-373(a)(9).]

ES staff cannot support Deviation 1 from Sec. 3-416(b) which requires building perimeter landscape plantings equal to ten percent of the building footprint abutting all sides of the building to allow the required plant material on the north, east and south sides to be displaced to perimeter landscape buffer. There is sufficient room along the north, south and west portions of the proposed building. Please remove or include a deviation and justification for perimeter plantings on only thee sides of the proposed building instead of all sides per LDC Sec. 3-416(b).

12) Miscellaneous Items.

(1.) The proposed site design will impose limitations for the general tree requirement per LDC Sec. 10-416(a). Therefore, ES staff is requesting a detailed landscape plan that delineates locations for all code-required general trees. Please provide a detail landscape plan that delineates the general tree requirements, buffers, and building perimeter plantings.
(2.) Please provide cross-sections with details for the proposed water retention below the proposed building structure.

13) Contact. The Environmental Planner may be contacted regarding any question on the Environmental Sciences Sufficiency Checklist.

Brent Cunningham, Environmetnal Planner
239-479-8337
bcunningham@leegov.com

Bonita Springs Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

12b) Vehicular Access. The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. [34-373(a)(6)b.]

Please provide documentaion from lee County and FDOT showing the proposed access points are appropriate.

12d1) Parcels/Lots. The general location, configuration, and approximate dimensions of each lot or parcel (including outparcels). [34-373(a)(6)c.]

Please provide a complete list of property development regulations (Minimum dimensions, area, setbacks, open space, etc)

12d4) Uses. The proposed use of each lot or parcel (including outparcels) keyed to the list of proposed uses submitted with the application. If the property development regulations for a specific zoning district will be used, reference to the specific district will be sufficient. [34-373(a)(6)c.]

The applicant is requesting mini-warehousing but does not indicate a total number of units or location. Please provide.

Please provide a maximum number of boats proposed to be stored.

Please show the location of the proposed boat repair.

12h) Open Space. The percentage of open space, unless the proposed development consists solely of conventional single family dwelling units on lots of no less than 6,500 square feet. For commercial or industrial developments, the percentage of open space within each lot or outparcel must be per 34-414(c). [34-373(a)(6)g.]

Please provide.

14b) Units by Uses. The number of units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, number of beds for institutional type uses, etc.) for each proposed use. [34-373(a)(8)ii]

Please provide.

14c) Open Space Percentage. The proposed percentage of open space for the entire site. [34-373(a)(8)iii.]

Please provide.

15a) Deviation Documentation and Detail Drawings. Documentation including sample detail drawings must be provided illustrating how each deviation will operate to the benefit, or at least not to the detriment, of the public interest. [34-412(a)]

The proposed parking deviation is not sufficiently justified. Please provide a parking study to support the requested deviaiton. Please provide a detailed parking calculation.

20) Contact. The Zoning Planner may be contacted regarding any questions on the Planned Development Sufficiency Checklist.

Josh Philpott - 479-8365

21) Miscellaneous Items.

The text talks about boat trailers, but the site does not appear to be dimensioned to allow storage on trailers or maneuvering (or parking) of personal vehicle-trailer combinations. I also can't tell how many boats they intend to store at the site. There are also confusing references to parking as it relates to the ramp. The applicant needs to provide explicit detail on these points in order to fully evaluate potential impacts on manatees and the county boat ramp.

The proposed northern access point will be across Lee County property. Has an agreement been established to provide for this access point?

T.I.S. Checklist

10) Miscellaneous items.

TIS

1) Although the applicant proposes two different development scenarios, A) a Marina with 300 berths (LUC 420) and B) a 110,000 square feet mini-warehouse (LUC 151), with the highest trip generator (LUC 420) for PMPK being used for the analysis; Sat. PK HR for the proposed Marina needs to be analyzed as well (45 versus 33 trip ends used for the analysis per Table 1).

2) Page 1, under Turn lane Calculations, 300' connection spacing for a Class 5 facility is inadequate. The requirement is 440', The applicant needs to acquire interconnect to the adjacent property to the South per Figure 2.

3) It is not clear how an access to Imperial River Boat Ramp Park could be justified for a mini-storage facility. Applicant needs to substantiate the feasibility of the proposed interconnect for either scenario.

4) Page 2 under Level of Service Analysis typo 31,700 not 31,900 for 1996 AADT (typo?). The growth rate of 4.1% appears reasonable.

MCP

1) The justification given for Deviation #3 to reduce parking requirement from 1 space per 25 to 1 space per 100 units per 34-2020(3)(g). without giving any specific number of storage units or their break down by size, and any studies to substantiate "that customers utilize smaller units and access them infrequently" is not acceptable.

2) Does the statement "the collocation (colocation?) of these facilities will reduce the impact to the boat ramp parking" imply shared parking agreement with the Park? Is there a study or statement by the Park official indicating that currently there is a shortage of parking in the Park? Or the park is likely to receive the "spill over" parking from the proposed Marina/Mini-warehouse?

Considering the above comments, there are not enough information for our review at this time. Feel free to call with any questions or comments that you might have.

For the City of Bonita Springs.

Mohsen Salehi
Consulting Services
Ft. Myers, Florida
239/9941320 (cell#)
239/433-1092 (voice/fax)

MEMORANDUM

From The

Department Of

Community Development

Development Services Division

Date: August 21, 2008

To: FILE - DCI2006-00087 FROM: Cathy Keller

RE: Notice of Public Hearing - September 3, 2008
Bonita Springs Council Zoning Hearing (1st reading)

I, Cathy Keller, Internal Services Secretary, Development Services Division, do hereby certify that I have mailed notices to the participants in regard to the above referenced meeting, in the attached style, pursuant to the list marked and attached hereto and made a part of the certification.

NOTICE TO PARTICIPANT

CASE NUMBER: DCI2006-00087

NAME: LU BONITA SPRINGS LLC

REQUEST: A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REZONING REQUEST FOR LU BONITA SPRINGS, LLC TO REZONE APPROXIMATELY 2.2 +/- ACRES FROM AGRICULTURE (AG-2) TO COMMERCIAL PLANNED DEVELOPMENT (CPD); LOCATED AT 27661 S. TAMIAMI TRAIL, BONITA SPRINGS, FLORIDA; ON 2.2 +/- ACRES; PROVIDING FOR AN EFFECTIVE DATE.

No public participation will be heard at the first reading.

The first reading of the zoning ordinance is a reading of the request and the second reading is the hearing.

Notice is hereby given that on Wednesday, September 3, 2008, the City Council of the City of Bonita Springs will hold a public hearing at 5:30 p.m. for a **FIRST READING** of an ordinance on the referenced matter and to review the Zoning Board for Land Use Hearings recommendation. This hearing will be held in the Bonita Springs City Hall, 9101 Bonita Beach Road, Bonita Springs, FL 34135.

A **SECOND READING** on this matter is tentatively scheduled for Monday, September 22, 2008 at 9:00 a.m. at the same location.

NO FURTHER NOTICES WILL BE DISTRIBUTED UNLESS THE SECOND READING DATE IS CHANGED.

The law states that, as a participant, you have the right to appear and address the Council on this case. However, the law strictly limits all testimony before the Council to statements challenging the correctness of findings and conclusions contained in the record, or statements alleging the discovery of relevant new evidence which was not known by the speaker a the time of the Zoning Board for Land Use Hearings and not otherwise disclosed in the record.

In accordance with the Americans with Disabilities Act and F.S. s. 286.26, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Gary A. Price, City Manager at 239-949-6262, at least 48 hours prior to the meeting.

Additional copies of the Zoning Board for Land Use Hearing's recommendation may be obtained or the file reviewed at the Zoning Division, 1500 Monroe St., Ft. Myers, FL. Telephone 533-8585 for additional information

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

DCI2006-00087
LU Bonita Springs, LLC.

LU Bonita Springs, LLC
800 Frontage Road
Northfield, Illinois 60093

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134 (Agent)

Neale Montgomery/
Neysa Borkert Borker
1833 Hendry Street
Ft. Myers, FL 33901 (Agents)

Hilda Weber
11602 S. Carolina Drive
Bonita Springs, FL 34135

Dolores Tolson
26309 Montgomery Drive
Bonita Springs, FL 34135

Charlotte Northacker
11289 N. Carolina Drive
Bonita Springs, FL 34135

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MEMORANDUM

FROM THE

DEPARTMENT OF COMMUNITY DEVELOPMENT DEVELOPMENT SERVICES DIVISION

DATE: July 15, 2008

TO: File - DCI2006-00087

FROM: Cathy Keller
Secretary, Internal Services

RE: Notice of **August 1, 2008**

I, Cathy Keller, Secretary, Internal Services, Development Services Division, do hereby certify that I have mailed notices to the **adjacent property owners** on the above referenced date, in the attached style, pursuant to the list marked and attached hereto and made a part of this certification.

NOTICE TO PROPERTY OWNERS WITHIN 375 FEET

CASE NUMBER: DCI2006-00087

CASE NAME: LU BONITA SPRINGS LLC

REQUEST: Rezone approximately 2.2 acres from Agriculture (AG-2) to Commercial Planned Development to permit a maximum of 110,000 square-feet of commercial uses, including but not limited to boat repair and service, mini-warehouse, and boat storage. Maximum proposed height of 55-feet.

LOCATION: The subject property is located at 27661 S Tamiami Trail (the property is located on the east side of US 41. S of the Imperial River.), in S33-T47S-R25E, Bonita Springs, FL.

SIZE OF PROPERTY: 2.20 Acres ±

STAFF REPORT: Direct inquiries to Josh Philpott, AICP, Senior Planner, at 239-533-8365, at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL 33901.

PROPERTY OWNERS REPRESENTATIVE:

MR. WAYNE ARNOLD
GRADY MINOR & ASSOCIATES
239-947-1144

MS. NEALE MONTGOMERY
PAVESE LAW FIRM
239-336-6235

Notice is hereby given that the City of Bonita Springs Zoning Board for Land Use will hold a public hearing at 4:00PM PM on 08/01/2008 on the above case. The public hearing will be held in the Bonita Springs City Hall, 9101 Bonita Beach Road, Bonita Springs, FL 34135.

You must appear in person, or through counsel, or an authorized agent and provide testimony, legal argument or other evidence at the hearing to become a participant with the right to address the City Council.

After the Zoning Board for Land Use has made a written recommendation, the case will be scheduled for a public hearing before the City Council of the City of Bonita Springs who will review the recommendation and make a final decision.

If you do not appear before the Zoning Board for Land Use you will not be allowed to appear before the City Council at the final hearing in this case.

Copies of the staff report will be available two weeks prior to the hearing. The file may be reviewed at the Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/533-8585 for additional information.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Gary A. Price, City Manager, at (239) 949-6238 at least 48 hours prior to the hearing.

LEE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

33-47-25-B2-00200.A000
CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS, FL 34135

33-47-25-B2-00201.0000
DORSET HARBOR DEVELOPMENT CORP
1919 COCOPLU WAY
NAPLES, FL 34105

33-47-25-B2-00206.0000
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

33-47-25-B3-00212.0000
CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS, FL 34135

33-47-25-B3-00222.0000
ANGLERS PARADISE OF
27711 WINDSOR RD
BONITA SPRINGS, FL 34134

33-47-25-B3-00253.0010
BENCO TERRANCE B JR + JANET E
27450 ARROYAL RD
BONITA SPRINGS, FL 34135

33-47-25-B3-00254.0000
STATE OF FL DOT
PO BOX 1249
BARTOW, FL 33831

33-47-25-B3-00255.0000
ANGLERS PARADISE BONITA SPRING
3895 STONERIDGE LN
DUBLIN, OH 43017

33-47-25-B3-00255.0010
ANGLERS PARADISE BONITA SPRING
3895 STONERIDGE LN
DUBLIN, OH 43017

33-47-25-B3-00255.0020
ROBINWOOD CORPORATE CENTER LLC
3895 STONERIDGE LN
DUBLIN, OH 43017

33-47-25-B3-00257.0000
NICHOLS THOMAS P +
BONITA BOAT CENTER INC
27760 TAMIAMI TR SW
BONITA SPRINGS, FL 34134

33-47-25-B3-00257.0010
LOPEZ JULIO C SR +
8300 SW 64TH ST
MIAMI, FL 33143

33-47-25-B3-00257.0020
COLTS RUN DEVELOPMENT LLC
3895 STONERIDGE LN
DUBLIN, OH 43017

33-47-25-B3-00257.0030
MEYER VICKIE B +
27567 GROVE RD
BONITA SPRINGS, FL 34135

33-47-25-B3-00258.0000
STATE OF FL DOT
PO BOX 1249
BARTOW, FL 33831

33-47-25-B3-00260.0010
ARTHUR ANNA A TR
PO BOX 61412
FORT MYERS, FL 33906

33-47-25-B3-00260.001A
NICHOLS THOMAS P +
27760 S TAMIAMI TRL
BONITA SPRINGS, FL 34134

33-47-25-B3-00260.002A
AMPROP HOLDINGS BONITA 41 LLC
12950 RACE TRACK RD #201
TAMPA, FL 33626

All data is current at time of printing and subject to change without notice.

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BBIA
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Bonita Springs, FL 34134

Ed Bowers
Highland Woods Golf and Country Club
9100 Highland Woods Blvd.
Bonita Springs, FL 34135

LU Bonita Springs, LLC
800 Frontage Rd
Northfield, IL 60093

Wayne Arnold
Grady Minor & Asso.
3800 Via Del Ray
Bonita Springs, FL 34134

Neale Montgomery
Pavese Law Firm
1883 Hendry St
Fort Myers, FL 33901

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MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
ZONING DIVISION

DATE: April 8, 2008

TO: Adjacent Property Owners

FROM: Zoning Division
Jamie Princing

RE: DCI2006-00087 LU Bonita Springs LLU

The above referenced case was continued and will not be heard on May 2, 2008. This case has been continued to August 1, 2008. A formal notice will be sent to Adjacent Property Owners several weeks before this hearing is to take place. This notice will inform you of the finalized time frame and location of the hearing. Should you have any questions, please call the planner, Josh Philpott, at 533-8365.

33-47-25-B2-00200.A000
CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS, FL 34135

33-47-25-B2-00201.0000
DORSET HARBOR DEVELOPMENT CORP
1919 COCOPLU WAY
NAPLES, FL 34105

33-47-25-B2-00206.0000
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

33-47-25-B3-00212.0000
CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS, FL 34135

33-47-25-B3-00222.0000
ANGLERS PARADISE OF
27711 WINDSOR RD
BONITA SPRINGS, FL 34134

33-47-25-B3-00253.0010
BENCO TERRANCE B JR + JANET E
27450 ARROYAL RD
BONITA SPRINGS, FL 34135

33-47-25-B3-00254.0000
STATE OF FL DOT
PO BOX 1249
BARTOW, FL 33831

33-47-25-B3-00255.0000
ANGLERS PARADISE BONITA SPRING
3895 STONERIDGE LN
DUBLIN, OH 43017

33-47-25-B3-00255.0010
ANGLERS PARADISE BONITA SPRING
3895 STONERIDGE LN
DUBLIN, OH 43017

33-47-25-B3-00255.0020
ROBINWOOD CORPORATE CENTER LLC
3895 STONERIDGE LN
DUBLIN, OH 43017

33-47-25-B3-00257.0000
NICHOLS THOMAS P +
BONITA BOAT CENTER INC
27760 TAMIAMI TR SW
BONITA SPRINGS, FL 34134

33-47-25-B3-00257.0010
LOPEZ JULIO C SR +
8300 SW 64TH ST
MIAMI, FL 33143

33-47-25-B3-00257.0020
COLTS RUN DEVELOPMENT LLC
3895 STONERIDGE LN
DUBLIN, OH 43017

33-47-25-B3-00257.0030
MEYER VICKIE B +
27567 GROVE RD
BONITA SPRINGS, FL 34135

33-47-25-B3-00258.0000
STATE OF FL DOT
PO BOX 1249
BARTOW, FL 33831

33-47-25-B3-00260.0010
ARTHUR ANNA A TR
PO BOX 61412
FORT MYERS, FL 33906

33-47-25-B3-00260.001A
NICHOLS THOMAS P +
27760 S TAMIAMI TRL
BONITA SPRINGS, FL 34134

33-47-25-B3-00260.002A
AMPROP HOLDINGS BONITA 41 LLC
12950 RACE TRACK RD #201
TAMPA, FL 33626

LU BONITA SPRINGS LLC
800 FRONTAGE RD
NORTHFIELD IL 60093

LU BONITA SPRINGS, LLC.
800 FRONTAGE RD
NORTHFIELD RD IL 60093

MR. JOSH PHILPOTT

MR. WAYNE ARNOLD
GRADY MINOR & ASSOCIATES
3800 VIA DEL RAY
BONITA SPRINGS FL 34134

MS. NEALE MONTGOMERY
PAVESE LAW FIRM
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STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES

Date: **July 29, 2008**

To: **Josh Philpott, Senior Planner**
From: **Susie Derheimer, Environmental Planner**
Phone: (239) 533- 8158
E-mail:SDerheimer@leegov.com

Project: **Lu Bonita Springs CPD**
Case: **DCI2006-00087**
STRAP: **33-47-25-B3-00254.0010**

The Division of Environmental Sciences (ES) staff have reviewed the revised Lu Bonita Springs Commercial Planned Development (CPD) Master Concept Plan (MCP) stamped "Received July 24 2008"and offer the following revised conditions:

Revise language:
Environmental 5.
Prior to local development order approval, development order paving, grading, and drainage plans and landscaping for the Master Concept Plan (MCP) or the MCP (Alt-1) must depict the use of green infrastructure in the stormwater design to soften the transition from the adjacent property to development improvements. Design techniques to include; but no limited to,:

- retaining walls may only be used around the dry detention under the boat storage building, along the edge of pavement, and along the exterior of the detention area abutting north property line up to 100 feet from the right of way property line. A retaining wall may not be proposed along the north property line abutting the culvert/bridge structure on the adjacent property to the north

- The north facing side of the retaining wall along the north property line, if proposed, ~~south facing side of the retaining wall along the south property line and west facing side of the retaining wall along the parking, if proposed,~~ must be covered with fill and sloped from top of wall to natural grade at the property line. The south facing side of the retaining wall along the south property line and west facing side of the retaining wall along the parking, if proposed, must be covered with fill and sloped from top of wall to natural grade at the property line or planted with a hedge completely covering the wall or a combination of these. Proposed retaining walls must be in substantial compliance with cross sections provided on the Master Concept Plan Conceptual Retaining Wall Plan page 8 of 8

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
ZONING DIVISION

DATE: July 30, 2008

TO: Bonita Springs Zoning Board

FROM: Josh Philpott, AICP
Senior Planner

RE: LU BONITA SPRINGS
DCI2007-00087

Staff and the Applicant have continued to work together to resolve mutual concerns relating the proposed rezoning, subsequent to the distribution of the staff report. Staff and the applicant have agree on several changes to the staff report which are outlined below.

Staff included conditions which required the applicant to make changes to the Master Concept Plan prior to the final action taken by the Zoning Board (See Condition 1). The applicant has made the appropriate changes and provided a revised Master Concept Plan which addresses Condition 1. Staff has attached the revised Master Concept Plan which includes the proposed Office/Retail option. The revised Master Concept Plan is attached as Attachment A. Due the revised dates on the MCP, staff recommends the following changes to Condition 1 of the Staff Report:

1. The development of this project must be consistent with the 6 8-page Master Concept Plan entitled "LU/Bonita Springs CPD," stamped received ~~May 19, 2008~~ July 24, 2008, last revised ~~May~~ July 2008, except as modified by the conditions below. This development must comply with all requirements of the Bonita Springs LDC at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

   ~~An Alternative Master Concept Plan showing the site plan for office of retail uses must be submitted and reviewed prior to final zoning action before the Zoning Board.~~

The Applicant made changes to the Master Concept Plan to limit the retaining wall along the northern portion of the subject property. This condition is mor acceptable to Lee County Environmental Sciences. Lee County Environmental Sciences has proposed the following revision to Condition 5 (See Attachment B).

5. Prior to local development order approval, development order paving, grading, and drainage plans and landscaping for the Master Concept Plan (MCP) or the MCP (Alt-1) must depict the use of green infrastructure in the stormwater design to soften the transition from the adjacent property to development improvements. Design techniques to include; but no limited to,:

   - retaining walls may only be used around the dry detention under the boat storage building, along the edge of pavement, and along the exterior of the detention area abutting north property line up to 100 feet from the right of way property line. A retaining wall may not be proposed along the north property line abutting the culvert/bridge structure on the adjacent property to the north

   - The north facing side of the retaining wall along the north property line, if proposed, ~~south facing side of the retaining wall along the south property line and west facing side of the retaining wall along the parking, if proposed,~~ must be covered with fill and sloped from top of wall to natural grade at the property line. The south facing side of the retaining wall along the south property line and west facing side of the retaining wall along the parking, if proposed, must be covered with fill and sloped from top of wall to natural grade at the property line or planted with a hedge completely covering the wall or a combination of these. Proposed retaining walls must be in substantial compliance with cross sections provided on the Master Concept Plan Conceptual Retaining Wall Plan page 8 of 8

Additionally, a scriveners error was included in Condition 11 of the Staff Report. Condition 11 should be revised, as follows, to indicate that the storage building may not have overhead doors along the US-41 frontage.

11. Overhead doors are not permitted on the ~~eastern~~ western building elevation.

The applicant and staff have agreed to revise Condition 12 to accomplish the intent of reducing the massing of the boat storage facility, without requiring extensive architectural requirements outlined in Section 10-600 of the Bonita Springs Land Development Code. Staff recommends the following changes:

12. ~~The eastern facing facade of the Dry Boat Storage building must meet the primary facade requirements outlined in LDC Section 3-600.~~

The proposed boat storage facility shall be designed in a similar architectural style and color scheme as the primary indoor self storage facility. In addition to the enhanced landscape buffer provided along the eastern property line, the eastern building façade of the proposed boat storage building must be designed in a manner to reduce the overall massing.

The eastern building façade must incorporate a minimum of two of the following architectural elements:

a. Façade relief utilizing vertical projections or recesses
b. Horizontal or vertical architectural banding
c. Decorative architectural treatments such as shutters, trellis, applied medallions, spandrel glass or glazing
d. Applied roof edge elements

Attached:

A. Revised Master Concept Plan
B. Memo from Lee County Environmental Sciences revising Condition 5

ZONING DIVISION
CITY OF BONITA SPRINGS
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Audrey Vance, City Attorney
Susie Derheimer, Environmental Sciences

FROM: Josh Philpott, AICP

DATE: 07/24/2008

PROJECT NAME: LU BONITA SPRINGS LLC

CASE #: DCI2006-00087

INFORMATION SUMMARY:

To update your file
_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 08/07/2008

Additional Comments:

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 07/25/2008

LETTER OF TRANSMITTAL

Q. GRADY MINOR & ASSOCIATES, P.A.

CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS

Lee County Division of Zoning
First Floor, Zoning Counter
1500 Monroe Street, Fort Myers, FL 33901

DATE: July 23, 2008	JOB CODE: IRBSZ
ATTENTION: Josh Philpott	
RE: DCI2006-00087	

Sent by: ☐ **Courier**: ☐ Morning ☐ Afternoon ☐ Rush ☐ **US Mail** ☐ **Pick-Up** ☒ **Hand –Delivery**
☐ **Federal Express**: ☐ Morning ☐ Afternoon

WE ARE SENDING: ☒ Prints (blackline) ☐ Prints (blueline) ☐ Plans (velum) ☐ Disk
☐ Shop drawings ☐ Specifications ☐ Copy of letter ☐ Permit Application ☐ Other

Copies	Description
16	24" x 36" MCP Set
16	11" x 17" MCP Set

RECEIVED JUL 24 2008 PERMIT COUNTER

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☐ Approved as submitted ☐ Approved as noted ☐ Returned for corrections
☐ For your use/records ☐ For approval ☐ For review and comment
☒ As requested ☐ For Signature and Return

REMARKS: Josh, please note we have added two additional drawing, page 3 (Conceptual Master Plan (Alt-1) and page 8 (Conceptual Retaining Wall Plan)

COPY TO: File DCI 2006-00087

SIGNED: _____
Sharon Umpenhour

☒ 3800 Via Del Rey, Bonita Sprints, FL 34134, 239-947-1144, 239-947-0375(fax)
☐ 11940 Fairway Lakes Dr., Ste. #6, Fort Myers, FL 33913, 239-690-4380, 239-768-0291(fax)
☐ 2562 Commerce Parkway, North Port, FL 34289, 941-426-5858, 941-426-5844 (fax)

If enclosures are not as noted, kindly notify us at once.

LETTER OF TRANSMITTAL

Q. GRADY MINOR & ASSOCIATES, P.A.

CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS

Lee County Zoning Division
1500 Monroe Street
Fort Myers, FL 33901

DATE: July 22, 2008	JOB CODE: IRBSZ
ATTENTION: Brady Proctor	
RE: DCI2006-00087/LU Bonita Springs LLC	

Sent by: ☒ **Courier:** ☐ Morning ☒ Afternoon ☐ Rush ☐ **US Mail** ☐ **Pick-Up** ☐ **Hand –Delivery**
☐ **Federal Express:** ☐ Morning ☐ Afternoon

WE ARE SENDING: ☐ Prints (blackline) ☐ Prints (blueline) ☐ Plans (velum) ☐ Disk
☐ Shop drawings ☐ Specifications ☐ Copy of letter ☐ Permit Application ☒ Other

Copies	Description
1	Affidavit of Posting Notice

THESE ARE TRANSMITTED as checked below:

☐ Approved as submitted ☐ Approved as noted ☐ Returned for corrections
☐ For your use/records ☐ For approval ☐ For review and comment
☐ As requested ☐ For Signature and Return

RECEIVED
JUL 22 2008
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REMARKS:

COPY TO: File

SIGNED: _____
Sharon Umpenhour

☒ 3800 Via Del Rey
Bonita Sprints, FL 34134
239-947-1144
239-947-0375(fax)

☐ 11940 Fairway Lakes Dr., Ste. #6
Fort Myers, FL 33913
239-690-4380
239-768-0291(fax)

☐ 2562 Commerce Parkway
North Port, FL 34289
941-426-5858
941-426-5844 (fax)

If enclosures are not as noted, kindly notify us at once.

ZONING DIVISION
CITY OF BONITA SPRINGS
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Audrey Vance, City Attorney
TIS Reviewer - temporarily reviewed by DOT
DS Reviewer - Susan L Hollingsworth
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Lili Wu, LCDOT
Dawn Gordon, Lee County School District
Sam Lee, Natural Resources
Chick Jackaki, Zoning
Mike Pavese, Public Works

FROM: Josh Philpott, AICP

DATE: 05/19/2008

PROJECT NAME: LU BONITA SPRINGS LLC

CASE #: DCI2006-00087

INFORMATION SUMMARY:

To update your file
_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 06/02/2008

Additional Comments:

cc: DCI planner/working file
DCI Zone File.

Distributed by: Catherine A Keller

Date: 05/20/2008

ZONING DIVISION
CITY OF BONITA SPRINGS
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Audrey Vance, City Attorney
TIS Reviewer - temporarily reviewed by DOT
DS Reviewer - Susan L Hollingsworth
Susie Derheimer, Environmental Sciences
Lili Wu, LCDOT
Sam Lee, Natural Resources
Chick Jackaki, Zoning
Mike Pavese, Public Works

FROM: Josh Philpott

DATE: 04/09/2008

PROJECT NAME: LU BONITA SPRINGS LLC

CASE #: DCI2006-00087

INFORMATION SUMMARY:

To update your file
_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 04/23/2008

Additional Comments:

cc: DCI planner/working file
DCI Zone File

Distributed by: Brady X Proctor

Date: 04/10/2008

ZONING DIVISION
CITY OF BONITA SPRINGS
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Audrey Vance, City Attorney
TIS Reviewer - temporarily reviewed by DOT
DS Reviewer - Susan L Hollingsworth
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Lili Wu, LCDOT
Dawn Gordon, Lee County School District
Sam Lee, Natural Resources
Chick Jackaki, Zoning
Mike Pavese, Public Works

FROM: Josh Philpott

DATE: 03/04/2008

PROJECT NAME: LU BONITA SPRINGS LLC

CASE #: DCI2006-00087

INFORMATION SUMMARY:

To update your file
_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 03/18/2008

Additional Comments:

cc: DCI planner/working file
DCI Zone File

Distributed by: Vicky S Tatlock

Date: 03/04/2008

ZONING DIVISION
CITY OF BONITA SPRINGS
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
Audrey Vance, City Attorney
TIS Reviewer - temporarily reviewed by DOT
DS Reviewer - Susan L Hollingsworth
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Lili Wu, LCDOT
Susan Teston, Lee County School District
Sam Lee, Natural Resources
Chick Jackaki, Zoning
Mohsen Salehi, City of Bonita Springs
Mike Pavese, Public Works

FROM: Josh Philpott

DATE: 04/06/2007

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: LU BONITA SPRINGS LLC

CASE #: DCI2006-00087

INFORMATION SUMMARY:

RESUBMITTAL

To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 04/20/2007

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Catherine A Keller

Date: 04/09/2007

ZONING DIVISION
CITY OF BONITA SPRINGS

PLANNED DEVELOPMENT SUFFICIENCY REVIEW TRANSMITTAL SHEET

TO: Distribution
Audrey Vance, City Attorney
TIS Reviewer - temporarily reviewed by DOT
DS Reviewer - Susan L Hollingsworth
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Lili Wu, LCDOT
Sam Lee, Natural Resources
Chick Jackaki, Zoning
Mohsen Salehi, City of Bonita Springs
Mike Pavese, Public Works

FROM: Josh Philpott

DATE: 07/03/2007

- **REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: LU BONITA SPRINGS LLC

CASE #: DCI2006-00087

INFORMATION SUMMARY:

RESUBMITTAL

To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 07/17/2007
Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness
No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Luisa V Villa

Date: 07/05/2007

ZONING DIVISION
CITY OF BONITA SPRINGS
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
Audrey Vance, City Attorney
TIS Reviewer - temporarily reviewed by DOT
DS Reviewer - Susan L Hollingsworth
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Lili Wu, LCDOT
Susan Teston, Lee County School District
Sam Lee, Natural Resources
Chick Jackaki, Zoning
Mohsen Salehi, City of Bonita Springs
Mike Pavese, Public Works

FROM: Josh Philpott

DATE: 11/07/2007

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: LU BONITA SPRINGS LLC

CASE #: DCI2006-00087

INFORMATION SUMMARY:

RESUBMITTAL

To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 11/21/2007

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Catherine A Keller

Date: 11/09/2007

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
Dawn Lehnert, Asst County Attorney
DS Reviewer - Susan L Hollingsworth
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Lili Wu, LCDOT
Ellen Lindblad, Lee County School District
Roland Ottolini, Natural Resources
Chick Jackaki, Zoning
Mike Pavese, Public Works

FROM: Josh Philpott

DATE: 01/12/2007

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: LU BONITA SPRINGS LLC

CASE #: DCI2006-00087

INFORMATION SUMMARY:

RESUBMITTAL

To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 01/26/2007

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Catherine A Keller

Date: 01/16/2007

ZONING DIVISION

CITY OF BONITA SPRINGS

PLANNED DEVELOPMENT SUFFICIENCY REVIEW

TRANSMITTAL SHEET

TO: Distribution
Audrey Vance, City Attorney
TIS Reviewer - Bob Rentz
DS Reviewer - Susan L Hollingsworth
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Ellen Lindblad, Lee County School District
Roland Ottolini, Natural Resources
Chick Jackaki, Planning
Mohsen Salehi, City of Bonita Springs
Mike Pavese, Public Works

FROM: Josh Philpott

DATE: 10/20/2006

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: LU BONITA SPRINGS LLC

CASE #: DCI2006-00087

INFORMATION SUMMARY:

NEW SUBMITTAL

To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 11/03/2006

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Catherine A Keller

Date: 10/31/2006

Q. GRADY MINOR & ASSOCIATES, P.A.
Civil Engineers ■ Land Surveyors ■ Planners ■ Landscape Architects

LETTER OF TRANSMITTAL

Date: March 12, 2008

Project: LU Bonita Springs CPD, DCI2006-00087

Location: City of Bonita Springs, Lee County, Florida

TO: Josh Philpott
Senior Planner
Lee County Department of Community Development
Zoning Division 2ND Floor
~~For the City of Bonita Springs~~
~~9101 Bonita Beach Road~~ 1500 MONROE
~~Bonita Springs, Florida~~ 34135 FT MY 33901

Items transmitted via: Courier

We are sending you the following items:

Deferral Request

RECEIVED
MAR 13 2008
8:57 AM
PERMIT COUNTER

Remarks:

Signed: _____
Sharon Umpenhour

cc:

3800 Via Del Rey
Bonita Springs, Florida 34134
(239) 947-1144 ■ Fax (239) 947-0375

Q. GRADY MINOR & ASSOCIATES, P.A.
Civil Engineers ■ Land Surveyors ■ Planners ■ Landscape Architects

LETTER OF TRANSMITTAL

Date: March 7, 2008

Project: LU Bonita Springs CPD, DCI2006-00087

Location: City of Bonita Springs, Lee County, Florida

TO: Josh Philpott
Senior Planner
Lee County Department of Community Development
Zoning Division
For the City of Bonita Springs
9101 Bonita Beach Road
Bonita Springs, Florida 34135

Items transmitted via: Courier

We are sending you the following items:

Variance Report and Mailing Labels

Remarks:

Signed: _____
Sharon Umpenhour

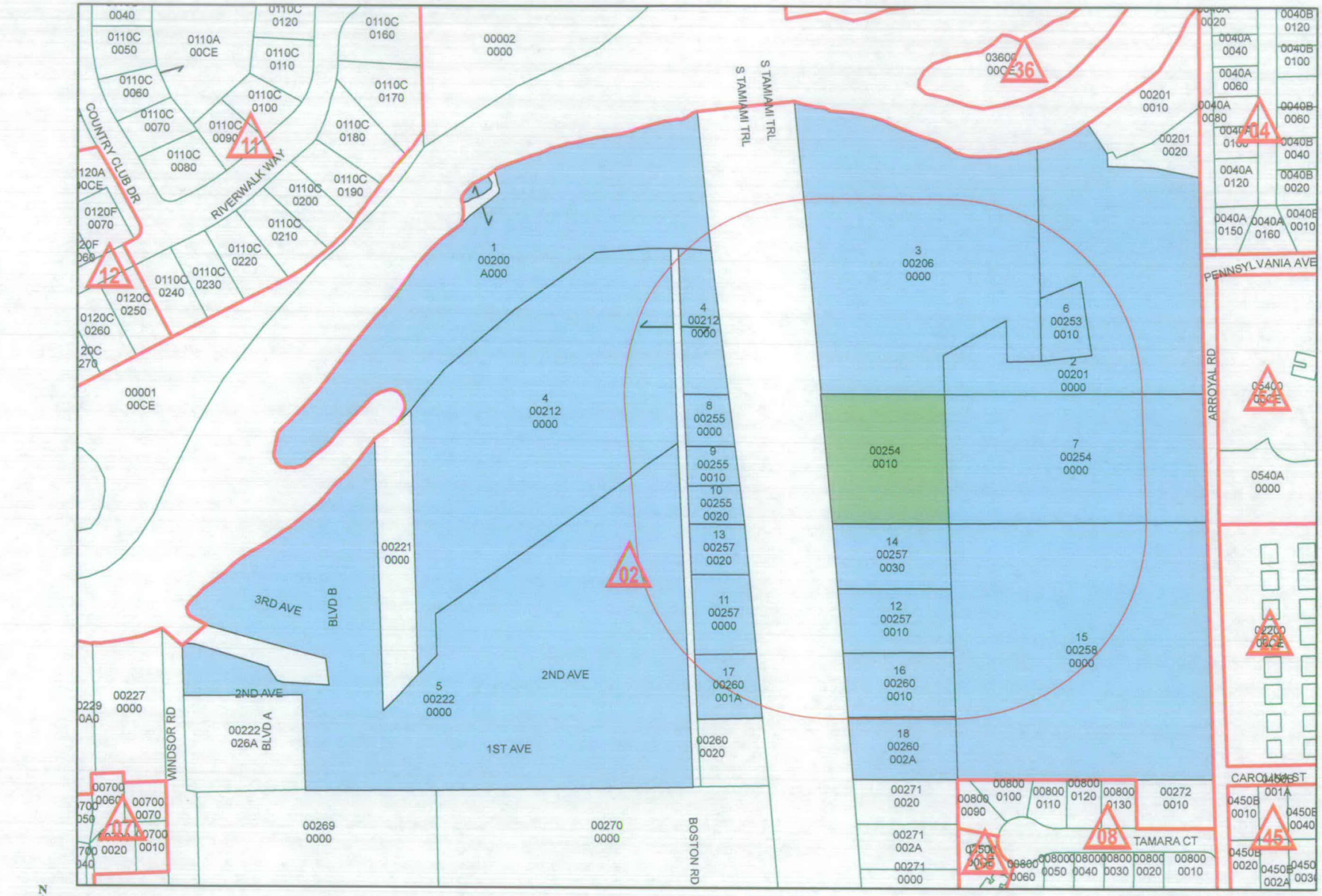
cc:

3800 Via Del Rey
Bonita Springs, Florida 34134
(239) 947-1144 ■ Fax (239) 947-0375

VARIANCE REPORT

3/5/2008

Subject Parcels : 1 Affected Parcels : 18 Buffer Distance : 500 ft



33-47-25-B3-00254.0010

400 200 0 400 Feet

Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: March 05, 2008
Buffer Distance: 500 ft
Parcels Affected: 18
Subject Parcel: 33-47-25-B3-00254.0010

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135	**33-47-25-B2-00200.A000** 27550 S TAMIAMI TRL BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 ALL LOT A	1
DORSET HARBOR DEVELOPMENT CORP 1919 COCOPLU WAY NAPLES FL 34105	**33-47-25-B2-00201.0000** 27400 ARROYAL RD BONITA SPRINGS FL 34135	ARROYAL PB 3 PG 80 LTS 1 2 3 4 53 LESS PARL 53.001 1.1 + 1.2	2
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	**33-47-25-B2-00206.0000** 27551 S TAMIAMI TRL BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 LOTS5 THRU 9 ALL OF LT A + 10 E OF US 41+ PT LT 53	3
CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135	**33-47-25-B3-00212.0000** 27711 WINDSOR RD BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 LTS 12 + 13 W OF US 41 + ALL LTS 14 THRU 20	4
ANGLERS PARADISE OF 27711 WINDSOR RD BONITA SPRINGS FL 34134	**33-47-25-B3-00222.0000** 27711 WINDSOR RD BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 PT OF LTS 22 THRU 26 + 56 61 + 61A AKA ANGLERS PARADISE RNTL PK	5
BENCO TERRANCE B JR + JANET E 27450 ARROYAL RD BONITA SPRINGS FL 34135	**33-47-25-B3-00253.0010** 27450 ARROYAL RD BONITA SPRINGS FL 34135	ARROYAL PB 3 PG 80 LOT PT 53	6
STATE OF FL DOT PO BOX 1249 BARTOW FL 33831	**33-47-25-B3-00254.0000** 27520 ARROYAL RD BONITA SPRINGS FL 34135	ARROYAL PB 3 PG 80 LOT 54	7
ANGLERS PARADISE BONITA SPRING 3895 STONERIDGE LN DUBLIN OH 43017	**33-47-25-B3-00255.0000** ACCESS UNDETERMINED BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 N 130 FT OF LOT 55 LYING W OF US 41	8
ANGLERS PARADISE BONITA SPRING 3895 STONERIDGE LN DUBLIN OH 43017	**33-47-25-B3-00255.0010** ACCESS UNDETERMINED BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 PL LOT 55 N 100 FT OF S 200 FT LYING W OF US 41	9
ROBINWOOD CORPORATE CENTER LLC 3895 STONERIDGE LN DUBLIN OH 43017	**33-47-25-B3-00255.0020** ACCESS UNDETERMINED BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 PT LOT 55 S 100FT LYING W OF US 41	10
NICHOLS THOMAS P + BONITA BOAT CENTER INC 27760 TAMIAMI TR SW BONITA SPRINGS FL 34134	**33-47-25-B3-00257.0000** ACCESS UNDETERMINED BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 LOT 57 LESS PAR 57.1 THRU 57.3	11
LOPEZ JULIO C SR + 8300 SW 64TH ST MIAMI FL 33143	**33-47-25-B3-00257.0010** 27731 S TAMIAMI TRL BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 PT LOT 57 S 1/2 LYING E US 41	12
COLTS RUN DEVELOPMENT LLC 3895 STONERIDGE LN DUBLIN OH 43017	**33-47-25-B3-00257.0020** ACCESS UNDETERMINED BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 PT LOT 57 N 130FT LYING W OF US 41	13
MEYER VICKIE B + 27567 GROVE RD BONITA SPRINGS FL 34135	**33-47-25-B3-00257.0030** 27701 S TAMIAMI TRL BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 PT LOT 57 N 1/2 LYING E OF US 41	14

All data is current at time of printing and subject to change without notice.

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
STATE OF FL DOT PO BOX 1249 BARTOW FL 33831	**33-47-25-B3-00258.0000** 27650 ARROYAL RD BONITA SPRINGS FL 34135	ARROYAL PB 3 PG 80 LOTS 58 + 59	15
ARTHUR ANNA A TR PO BOX 61412 FORT MYERS FL 33906	**33-47-25-B3-00260.0010** 27761 S TAMIAMI TRL BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 N 1/2 LOT 60 LESS 60.001A	16
NICHOLS THOMAS P + 27760 S TAMIAMI TRL BONITA SPRINGS FL 34134	**33-47-25-B3-00260.001A** 27760 S TAMIAMI TRL BONITA SPRINGS FL 34134	THAT PORTION OF N 1/2 OF LOT 60 OF ARROYAL SUBD LYING W OF NEW STATE RD 41	17
AMPROP HOLDINGS BONITA 41 LLC 12950 RACE TRACK RD #201 TAMPA FL 33626	**33-47-25-B3-00260.002A** 27791 S TAMIAMI TRL BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 S 1/2 LOT 60 E OF U S 41	18

18 RECORDS PRINTED

CITY OF BONITA SPRINGS

COURTESY NOTICE TO ADJACENT PROPERTY OWNERS

OF RECEIPT OF ZONING APPLICATION

Date: November 3, 2006

Case Number: DCI2006-00087

Case Name: LU BONITA SPRINGS LLC

Request:

Rezone approximately 2.2 acres from Agriculture (AG-2) to Commercial planned Development to permit a maximum of 110,000 square-feet of commercial uses, including but not limited to boat repair and service, mini-warehouse, and boat storage. Maximum proposed height of 55-feet.

Location:

27661 S Tamiami Trail(The property is located on the east side of US 41. S of the Imperial River.), in S33-T47S-R25E, Bonita Springs, FL.

PROPERTY OWNER'S

MR. D WAYNE ARNOLD
GRADY MINOR & ASSOCIATES
239-947-1144
MS NEALE MONTGOMERY
PAVESE LAW FIRM
239-336-6235

REPRESENTATIVE:

Lee County Planner:

Josh Philpott
(239) 479-8365

The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 for additional information.

This is a courtesy notice. A public hearing date has not yet been set. You will receive another notice once the hearing date and time have been established.

DMH

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BBIA
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Bonita Springs, FL 34134

Ed Bowers
Highland Woods Golf and Country Club
9100 Highland Woods Blvd.
Bonita Springs, FL 34135

Mr. D. Wayne Arnold
3800 Via Del Ray
Bonita Springs, Florida 34134

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APPLICATION FOR REQUEST FOR CONTINUANCE, DEFERRAL, WITHDRAWAL, OR REHEARING

RECEIVED
APR 08 2008
COMMUNITY DEVELOPMENT

REQUEST FOR: (refer to back of sheet for special notes)

____ CONTINUANCE ✓ DEFERRAL ___ WITHDRAWAL

____ REHEARING ___ WITHDRAWAL OF ADMINISTRATIVE APPEAL

If a DEFERRAL OR CONTINUANCE is requested, please indicate:

Length of time August 1

From: ✓ Zoning Board ____ City Council

1. Date of Scheduled Hearing: May 2 2008
2. Applicant/Project Name: LV Bonita Springs
3. Tracking/Hearing/Application Number: DCI 2006 00087
4. Date Decision was Rendered: ____
5. Type of Application-Check

✓ Rezoning ____ Special Exception ___ Variance ___ Other

6. Reason for request (If rehearing is requested, see Special Notes on Back):

To allow time for the applicant to submit revised plans then be reviewed by staff.

Signature of applicant or authorized agent — Date: 4-8-08

Josh Philpott

Name (typed or printed legibly)

1500 Monroe St.

Address

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 8th day of April 2008 by Josh Philpott who is personally known to me or who produced ____ as identification.

CHERYL L. BERMUDEZ
MY COMMISSION # DD 413886
EXPIRES: August 1, 2009
Bonded Thru Notary Public Underwriters

Signature of Notary Public

Cheryl Bermudez

Printed Name of Notary Public

FEE $ ____ RECEIPT NUMBER: ____

DATE PAID: ____ INTAKE BY: ____

APPLICATION FOR REQUEST FOR CONTINUANCE, DEFERRAL, WITHDRAWAL, OR REHEARING

RECEIVED
MAR 13 2008
8:57 AM
PERMIT COUNTER

REQUEST FOR: (refer to back of sheet for special notes)

____ CONTINUANCE ✓ DEFERRAL ____ WITHDRAWAL

____ REHEARING __ WITHDRAWAL OF ADMINISTRATIVE APPEAL

If a DEFERRAL OR CONTINUANCE is requested, please indicate:

Length of time requested: To a date yet to be determined by County Staff - May 2, 2008

From: ✓ City of Bonita Springs for Land Use Hearings and Adjustments and Zoning Board of Appeals. __ City Council

1. Date of Scheduled Hearing: April 4, 2008
2. Applicant/Project Name: LU Bonita Springs CPD
3. Tracking/Hearing/Application Number: DCI 2006-00087
4. Date Decision was Rendered: N/A
5. Type of Application-Check

   ✓ Rezoning ____ Special Exception ____ Variance ____ Other
6. Reason for request (If rehearing is requested, see Special Notes on Back): Additional time is necessary to meet with Staff and address substantive Staff comments.

D. Wayne

Signature of applicant or authorized agent

March 12, 2008

Date

Wayne Arnold

Name (typed or printed legibly)

Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, FL 34134

Address

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 12th day of March 2008 by Wayne Arnold who is personally known to me ~~or who produced as identification~~.

SHARON UMPENHOUR
MY COMMISSION # DD 495073
EXPIRES: December 4, 2009
Bonded Thru Notary Public Underwriters

Signature of Notary Public

Sharon Umpenhour

Printed Name of Notary Public

FEE $ $____ RECEIPT NUMBER: ____

DATE PAID: ____ INTAKE BY: ____